

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: Demolish conservatory, erect single storey extension, link extension to south-west (rear) elevation, create ancillary living unit, erect 2 storey extension to south -west (rear) elevation and alterations to fenestration.

LOCATION: Maison Lumiere, Route De La Charruee, Vale.

APPLICANT: Mr & Mrs Shepherd

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: 26/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: 10817 0200, 0220, 0700 Rev P02

Application Ref: FULL/2025/1891

Property Ref: C02181A002

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 first floor window in the southeast facing elevation (serving the en-suite) hereby approved shall be fixed shut (i.e. non-openable) to a height of 1.7m from the internal finished first floor level and shall be permanently glazed with obscure glass of a minimum industry standard privacy level 3. The window shall be retained as such in perpetuity.

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 25/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed dower unit to be used as an integral part of and incidental to the principal dwelling presently known as Maison Lumiere. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2025/1891
Property Ref: C02181A002
Valid date: 07/01/2026
Location: Maison Lumiere Route De La Charruee Vale Guernsey GY6 8AB
Proposal: Demolish conservatory, erect single storey extension, link extension to south-west (rear) elevation, create ancillary living unit, erect 2 storey extension to south -west (rear) elevation and alterations to fenestration.

Applicant: Mr & Mrs Shepherd

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 first floor window in the southeast facing elevation (serving the en-suite) hereby approved shall be fixed shut (i.e. non-openable) to a height of 1.7m from the internal finished first floor level and shall be permanently glazed with obscure glass of a minimum industry standard privacy level 3. The window shall be retained as such in perpetuity.

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

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed dower unit to be used as an integral part of and incidental to the principal dwelling presently known as Maison Lumiere. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached two storey property situated to the southwest of Route De La Charruee. Surrounding the site the area comprises residential properties to the north, east, southeast and northwest, with agricultural fields to the southwest and west.

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

Relevant History:

None

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

Planning permission is sought to demolish an existing conservatory, to erect a single storey extension and a single story link extension to the southwest (rear elevation) to create an ancillary living unit, and to erect a two storey extension to the southwest elevation with alterations to the existing fenestration.

The proposed extensions and alterations are of an appropriate scale, mass and form and have been designed to be subservient to the host building so as not to detract from the openness of the surrounding area. The materials to be used in their construction will match the existing dwelling and situated to the rear of the property would not negatively impact on the visual character or appearance of the surrounding area, which comprises a mixture of building types and design some of which include large extensions on the rear elevations. The alterations to the fenestration which includes alterations to the main living room window in the front elevation are also in-keeping with the host building and would not harm the visual character of the area.

Views from the windows at ground floor will be contained within this site by the existing boundary treatments. A new first floor window is proposed in the southeast facing elevation that will face towards the gable of the neighbouring property Maison Soleil in this direction which contains existing windows. However, the window is shown on the application drawings to be obscure glazed (the installation of such can be controlled by condition) to prevent overlooking. Although views from the proposed Juliette balcony (serving the new bedroom) towards the garden area of the neighbouring property 'Maison Soleil' will be possible, by virtue of a combination of the oblique angle of view and the distance to the boundary, the degree of harm caused is unlikely to be so significant as to have a material adverse effect on the amenities of the neighbouring residents.

Given the position of the proposal, the boundary screening present and its distance from any neighbouring residential properties, it will not have any significant impact on the amenities afforded by the occupiers regarding overshadowing or the loss of natural daylight.

In the case of the application site there is no condition on the original permission for the garage requiring it to be retained for vehicle parking. As stated within Planning Advice Note 1: Dower Units: *"where an outbuilding within the domestic curtilage including a garage is converted to form an additional room or rooms to be occupied as part of the dwelling, there will be no material change of use and no need for*

planning permission. One type of residential use is simply being replaced by another.”
The conversion of the garage into a dower unit does not require permission.

Notwithstanding the above, the resultant dower unit would be of a size that could easily provide the level of accommodation required for day to day living as a separate residential unit, which would require different policy considerations and would be precluded in an Out of Centre location such as this. However, in support of the application the applicant’s agent has provided a supporting statement which confirms that the dower unit will be used for a purpose ancillary to the main use of the dwelling house by the applicant’s parents as part of a multi-generation living arrangement. The statement confirms that the garden space, access, parking, utilities and services will all be shared with the occupiers of the main dwelling and that the accommodation will provide a degree of autonomy for the parents whilst remaining genuinely subordinate and part of the existing residential use.

Although the floor space of the dower unit is relatively generous, the relationship of the occupiers of the dower unit and the principal dwelling, the nature of use and facilities to be shared indicate that the additional accommodation would be subsidiary to and dependent upon the principal dwelling unit. In addition, the relationship between the principal dwelling and the dower unit would not enable the site to be easily subdivided without compromising residential amenity. Sufficient information has therefore been provided to demonstrate that the proposal will be used for ancillary domestic purpose and would not engage other planning policy considerations. It is recommended however, that for the avoidance of any doubt an informative is included on any permission to ensure that the accommodation provided remains ancillary to the main dwellinghouse.

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.

Although the proposal will result in the loss of a car parking space within the garage, sufficient space exists to the front of the property for sufficient off road vehicle spaces to serve the dwelling. The proposal would not cause harm to highway safety.

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.

Recommendation:

Grant with Conditions



Date: 25/02/2026