

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish conservatory, raise and alter ridge height to create accomodation at 1st floor level.

LOCATION: Vue Sauvage, La Route Des Capelles, St. Sampson.

APPLICANT: Max and Sinead Ellis

I refer to the application referred to below received as valid on 09/12/2025 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 13/01/2026

Drawing Nos: Studio Architects: 071_SK01, 2, 3, 4, 5 & 6.

Application Ref: FULL/2025/1927

Property Ref: B01476A002

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The proposal does not comply with Island Development Plan Policies GP8 or GP13 by virtue of its mass, bulk and disproportionately sized roof. The proposal is considered to adversely affect the balance and proportionality of the building to such an extent that it achieves a substandard level of design, and rebuts the flexibility afforded to householder development with regard to design matters.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1927
Property Ref: B01476A002
Valid date: 09/12/2025
Location: Vue Sauvage La Route Des Capelles St. Sampson Guernsey GY2 4GN
Proposal: Demolish conservatory, raise and alter ridge height to create accommodation at 1st floor level.
Applicant: Max and Sinead Ellis

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposal does not comply with Island Development Plan Policies GP8 or GP13 by virtue of its mass, bulk and disproportionately sized roof. The proposal is considered to adversely affect the balance and proportionality of the building to such an extent that it achieves a substandard level of design, and rebuts the flexibility afforded to householder development with regard to design matters.

OFFICER'S REPORT

Site Description:

The property known as 'Vue Sauvage' is a 1990's bungalow which sits centrally within its plot. Vehicular access is from the south-west corner of the site. To the south is another bungalow and then another before La Route des Capelles. To the east is the rear garden of another neighbour, and to the north and west are agricultural fields. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to demolish the conservatory, raise and alter the roof ridge height to create accommodation at first floor level.

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

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

None

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

The character of the area is formed from a mix of bungalows and two storey buildings set in a variety of plot sizes, many traditionally built in the early 20th century with pitched roofs and small footprints. The property subject of this application and the bungalow to the south were both built in the 1990's with generous footprints, and low pitched roofs.

The land falls from the south to the north, with the bungalows at a lower level than the road, which means views of the property are limited from La Route des Capelles. Views from Rue Sauvage are limited at present because of the amount of natural screening on the western agricultural land and because the existing property has such a low roofline. However, there could be a reduction in natural screening in future, which in turn would give good views of the property from Rue Sauvage.

In principle, an extension to provide the additional spaces required by the applicant could be acceptable as the layout is considered appropriate and acceptable, and could be an efficient use of land, however the external appearance needs to respect the character of the local built environment and landscape, and this scheme does not achieve the high standard of design required by Policy GP8.

Externally the scheme design is composed of two parts, a rendered lower half with small traditional windows and a very bulky roof above this with large windows. The two elements together appear discordant and in particular the roof as proposed appears disproportionately large and bulky. Proportion is important, particularly in respect of the relationship of window to wall areas, and wall to roof, as well as the rhythm in fenestration, the overall balance in the arrangement of elevations, and an appropriate use of materials.

The scheme, as proposed, is considered inappropriately designed by virtue of its mass and bulk, which is exacerbated by its disproportionately sized roof. The proposal is considered to adversely affect the balance and proportionality of the building to such an extent that it achieves a substandard level of design (Policy GP8), and rebuts the flexibility afforded to householder development with regard to design matters (Policy GP13).

In this instance the recommendation is one of a refusal.

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

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. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 13/01/2026