

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: Extend and alter at ground and first floor levels of dwelling, including installation of balconies, erect outbuilding/store and oil tank to north-east of property and change in ground level and erect retaining walls to south-west and south-east of site.

LOCATION: Vue Du Val, Route Du Coudre, St. Pierre Du Bois.

APPLICANT: Mrs M McConnell

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: 03/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions: 1473-SK-01 B, 02 B

Application Ref: FULL/2025/1957

Property Ref: F006740000

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.

Expiry Date: This permission will cease to have effect on 02/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Vue du Val.

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/2025/1957
Property Ref: F006740000
Valid date: 22/01/2026
Location: Vue Du Val Route Du Coudre St. Pierre Du Bois Guernsey
GY7 9HZ
Proposal: Extend and alter at ground and first floor levels of dwelling,
including installation of balconies, erect outbuilding/store and
oil tank to north-east of property and change in ground level
and erect retaining walls to south-west and south-east of site.
Applicant: Mrs M McConnell

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.

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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.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Vue du Val.

OFFICER'S REPORT

Brief Description:

The application site comprises a detached 1.5 storey dwellinghouse located to the south-west of Route du Coudre. Land rises to the south-east and south-west of the site and falls away to the north-west. Residential properties are located to the south-east of the site, with open land and scattered residential properties in the other directions.

The domestic curtilage does not include all of the land outlined in red on the submitted plans, but would be limited to the south-east part of the site and does not include the land to the north-west.

The site is located Outside of the Centres, within an Agriculture Priority Area, as designated in the Island Development Plan.

The application proposes the following:

- Extend to the rear and above the existing garage, forming a snug at ground floor and master suite at first floor, both linked internally to the main dwelling, and incorporating partial glazing to north-east gable, a dormer and balcony to the north-west elevation and 2no rooflights to south-east elevation;
- Construct gable extension and 2no dormer windows to north-west elevation of existing dwelling, install ridge light and extend existing dormer to south-east elevation;
- Erect single storey flat roof lounge extension to south-west elevation;
- Alter fenestration;
- Erect outbuilding/store and oil tank to north-east of property;
- Excavate to side and rear of dwelling and erect retaining walls.

The extension of the hardsurfacing to form additional parking as proposed would comprise exempt development and would not require planning permission.

Relevant History:

None.

Existing Use(s):

Residential Use Class 1

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:

GP8: Design

GP9: Sustainable development

GP13: Householder development

Conclusion/Brief comment:

Policy GP13 of the Island Development Plan indicates that alterations and extensions to residential properties will be supported where there is no significant adverse impact on the amenities of adjoining properties; the design, scale, mass and form of development does not detract from the character of an open area; and there is no adverse effect on the special interest of a Conservation Area, Area of Biodiversity Importance, Protected Building or Protected Monument.

In this case, Policies GP8 and GP9, relating to Design and Sustainable Development, would also be relevant.

The proposed extensions and alterations generally respect the scale and design of the existing dwelling and would not have any adverse impacts on the character of the area, views from outside of the site being limited by surrounding built form, topography and vegetation. The extensions will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The proposed outbuilding, whilst located forward of the dwelling towards the road, would be screened by the existing roadside vegetation and, even were that vegetation lost, would be partially screened by the roadside wall and gates and located behind the building line of the adjacent dwelling located immediately to the east of the site, read against the rising land, dwelling at the site and that on the adjacent site.

The proposed alterations would not generally result in significant impact on the amenity of adjoining properties. The extension of the existing dormer window to the south-east elevation would not give rise to significant additional impact, the glazing proposed to the north-east gable would be sufficiently offset to prevent off looking and the fenestration and balcony proposed to the north-west elevation would face

across land within the ownership of the applicant. Following deferral, the rooflights proposed to the south-east elevation have been amended to a cill height of 1.7m above finished floor level, preventing any potential overlooking of the adjoining property.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 02/03/2026