

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, extend and alter at ground floor level including covered canopy area to north (rear) elevation. Erect outbuilding/family room to east boundary, erect glasshouse to west boundary and alterations to landscaping. Widen vehicle and pedestrian accesses and alter landscaping to parking area to south (front) of property (Protected Building).

LOCATION: Richmond House, Les Bas Courtils Road, St. Sampson.

APPLICANT: Mrs C Harvey-Jones

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: 13/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Soup Architects - 521_090(1), 100, 300, & 310

Application Ref: FULL/2025/1984

Property Ref: B001030000

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 12/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of any doubt no planning permission is granted for the installation of any air handling plant, air source heat pumps or plant or equipment required to serve the swimming pool. Such equipment may require a separate grant of planning permission and you are advised to seek advice from the Authority prior to the installation of such.

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/2025/1984
Property Ref: B001030000
Valid date: 08/01/2026
Location: Richmond House Les Bas Courtils Road St. Sampson
Guernsey GY2 4BP
Proposal: Demolish conservatory, extend and alter at ground floor level including covered canopy area to north (rear) elevation. Erect outbuilding/family room to east boundary, erect glasshouse to west boundary and alterations to landscaping. Widen vehicle and pedestrian accesses and alter landscaping to parking area to south (front) of property (Protected Building).
Applicant: Mrs C Harvey-Jones

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).

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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

For the avoidance of any doubt no planning permission is granted for the installation of any air handling plant, air source heat pumps or plant or equipment required to serve the swimming pool. Such equipment may require a separate grant of planning permission and you are advised to seek advice from the Authority prior to the installation of such.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a large two and a half storey traditional dwellinghouse situated on a prominent corner plot with Les Bas Courtils Road to the southwest, Bulwer Avenue to the southeast and Les Grandes Maisons Road to the east. Surrounding the site the area comprises residential properties to the north, east and west with the coast on the opposite side of the road to the south.

The site is situated in a Main Centre Outer Area as designated in the Island Development Plan. The whole of the property (interior and exterior) is protected.

Relevant History:

FULL/2016/0314	Demolish existing lean-to extension and erect new flat roof extension on east elevation.	Granted 21/03/2016
FULL/2013/0727	Extend and alter dwelling on north, east and west elevations, create balcony on north elevation, erect garage, alter captains window and install new door and window on south elevation.	Granted 17/05/2013

Existing Use(s):

Residential – Use Class 1

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:

GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 17th February 2026 stated the following:

"I have reviewed the proposed plans in relation to the installation of a new swimming pool at the above property.

There is insufficient information submitted with the application to assess the potential noise impact associated with any plant or equipment required to serve the proposed swimming pool.

No details have been provided regarding the specification, location, or acoustic performance of any pool plant or associated equipment. Given the proximity of the swimming pool to neighbouring residential properties, there is potential for noise and vibration from any plant associated with the pool to cause adverse impact on nearby occupiers.

Should further information be submitted, I would be happy to review this and provide further comment on the application.

The following information would be gratefully received:

- *Details of all plant and equipment proposed to be installed, including manufacturers' specifications (to include acoustic information).*
- *The precise location of all plant and equipment, including the location of the plant room, with distances to the nearest noise-sensitive properties (including neighbouring residential dwellings and associated outdoor amenity areas).*
- *Evidence that the noise level the proposed extraction system would operate at would be at least 5 dB(A) below the lowest background noise level at any time (this is generally at night).*

- *Details of any proposed noise and vibration mitigation or attenuation measures. It is acknowledged that any plant room itself may provide a degree of noise reduction; however, details of the construction, acoustic performance, and sound reduction values of the building envelope and any additional attenuation measures should be provided.*

I would strongly advise the applicant to engage a suitably qualified acoustic consultant, and a list of consultants who are prepared to operate on the island has been provided. Please note that inclusion on this list does not imply any form of recommendation or endorsement by the department.

Any measurements and assessment should be undertaken in accordance with British Standard 4142:2014.”

Conclusion/Brief comment:

The Authority also has a duty under Section 34 of the Law to wherever possible ensure the special interest of a protected building is not harmed and to pay special attention to preserving the protected building’s special characteristics. This duty is encapsulated in Policy GP5 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

In this instance other relevant policies would include policies GP8, GP9 and GP13.

Planning permission is sought to demolish an existing conservatory, extend and alter the existing property at ground floor level to include a covered canopy area to the north (rear) elevation, to erect an outbuilding/family room to the rear of the property along the east boundary of the site, to erect a glasshouse to the west boundary to create a growing area and pool house. Permission is also sought to widen the vehicle and pedestrian accesses and to alter the landscaping/parking area to the front (south of the property). The application also included reference to the installation of a swimming pool; however, the swimming pool complies with Schedule 1 Class 1(19) of the Land Planning and Development (Exemptions) Ordinance, 2023 and permission is therefore not required for this element. Reference to the swimming pool has therefore been omitted from the description of development relating to this application.

To the rear and attached to the north elevation of the property is an existing glass conservatory which under this proposal will be demolished and an area of landscaping and pathway to the rear door of the property created. The glass conservatory is not included in the listing for the property, is not of any architectural merit and detracts from the general character and appearance of the property, demolition is therefore supported.

As part of the application a Design Statement and Historic Impact Assessment has been produced. The information provided demonstrates a good understanding of the historical features and fabric of the building, which has led the proposed alterations/extension to the ground floor of the property to be contained within the existing west wing, a part of the property that is not listed. This will reduce the impact of the proposal on the special interest of the protected building ensuring that no unacceptable harm is caused, an approach that is supported. Furthermore, the proposed alterations to the rear bathroom are well considered and do not harm the overall significance of the Protected Building.

The proposed buildings in the rear garden and to the side of the property area and the alterations to the existing areas of hardstanding and landscaped areas are all well designed with high quality materials proposed, that would complement the overall appearance of the protected building. In addition, the buildings proposed are of an appropriate scale, form and height so as not to affect the appearance of the building or its setting.

To the front, the alterations to the driveway are well suited to the design of the house as they are formal, on an axis which aligns with and compliments the listed façade of the building. The materials to be used again are all of a high quality and will be seen as an improvement to the site overall.

The alterations/extension to the width of the existing boundary wall would be minimal and a large extent of the boundary wall would remain providing a suitable boundary feature/enclosure for the remainder of the site.

Considering the above, the proposal would comply with the provisions of Policies GP5, GP8 and GP9 in this respect.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space. The properties to the rear are situated at a higher level and the alterations and outbuildings proposed would not cause harm to the amenities of neighbouring properties with regard to light loss or loss of privacy.

The comments received from the states OEHPR are noted, however as the pool represents exempt works and no mention is made for the requirement for any supporting plant or equipment, nor does it form part of this proposal, it would be unreasonable and unjustifiable to defer the application for details of such. Instead, it is recommended that should planning permission be granted, an informative is included to advise that no consent is conferred for any air handling plant or pool equipment and that a further planning application may be required for the installation of such.

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.

The proposed alterations to the vehicle access and pedestrian points as proposed would not harm highway safety.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 12/03/2026