

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: Subdivide, extend and alter dwelling to form two dwellings and associated works (revised scheme).

LOCATION: Courtil Martin, Route De La Croix Au Bailiff, St. Andrew.

APPLICANT: Philip & Joanne Roussel

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: 18/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 110/25,111/25

Application Ref: FULL/2025/1993

Property Ref: K001500000

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 proposed boundary treatment between the two dwellings shall be installed in the positions shown on the approved drawing (Ref:111/25) prior to the first occupation of the new unit the subject of the garage conversion as hereby approved.

Reason - To ensure appropriate demarcation exists prior to the first occupation of the newly formed dwelling to achieve an acceptable standard of design and amenity.

5.The hereby approved covered bicycle storage shall be installed prior to the first occupation of the new unit created (garage conversion).

Reason - To encourage the use of bicycles as an alternative to the car and to ensure the approved off-street parking is provided to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

Expiry Date: This permission will cease to have effect on 17/02/2029 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/2025/1993
Property Ref: K001500000
Valid date: 02/01/2026
Location: Courtil Martin Route De La Croix Au Bailiff St. Andrew
Guernsey GY6 8RY
Proposal: Subdivide, extend and alter dwelling to form two dwellings
and associated works (revised scheme).

Applicant: Philip & Joanne Roussel

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 proposed boundary treatment between the two dwellings shall be installed in the positions shown on the approved drawing (Ref:111/25) prior to the first

occupation of the new unit the subject of the garage conversion as hereby approved.

Reason - To ensure appropriate demarcation exists prior to the first occupation of the newly formed dwelling to achieve an acceptable standard of design and amenity.

5. The hereby approved covered bicycle storage shall be installed prior to the first occupation of the new unit created (garage conversion).

Reason - To encourage the use of bicycles as an alternative to the car and to ensure the approved off-street parking is provided to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

OFFICER'S REPORT

Site Description:

The application site known as 'Courtil Martin' consists of a detached dwelling-house located to the north of Route De La Croix Au Bailiff.

The property is served by an attached garage to the east and has front and rear gardens. A vehicular access and parking provision lies to the south of the property and is bounded by a roadside hedgebank.

The property is located Outside of the Centres as defined in the Island Development Plan (IDP).

Planning permission was refused in 2025 to subdivide, extend and alter the dwelling to form 2 dwellings and involved the creation of a new vehicle access (FULL/2025/1114). The reason for refusal was based on the following points:

1. Criterion c) of Policy OC1 in relation to subdivision of a dwelling into two or more self-contained units requires that "the extension is not of such a scale that it forms a significant part of any new unit". The proposed extensions in this case would equate to an increase of approximately 34.2% in relation to the proposed three-bed unit and would form a significant part of the new unit, contrary to criterion c) of Policy OC1 (Housing Outside of the Centres) of the Island Development Plan.

2. Demolition of a section of the hedgebank to create an additional vehicular access to the front of the proposed dwelling would result in road safety and traffic management concerns. The proposal would therefore conflict with Policies GP8 (Design) and IP9 (Highway Safety, Accessibility and Capacity) of the adopted Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/1114	Subdivide, extend and alter dwelling to form 2 dwellings and associated works. Create new vehicle access.	Refused	2025
PREA/2025/0574	Pre-application enquiry	N/A	2025
PAPP/2005/1040	Extend and Alter Dwelling	Granted	2005

Existing Use(s):

Residential

Brief Description of Development:

A similar application has been submitted to sub-divide, extend and alter the dwelling to create two independent units of accommodation.

It is proposed to subdivide the existing garage from the main dwelling to create a new unit of accommodation. The new unit will feature 2 bedrooms, a kitchen, living room, bathroom and an entrance lobby. The floor area of the new unit will be approximately 67sqm.

The remainder of the original part of the dwelling will serve as a 3-bedroom dwelling, split over two floors.

As part of the works proposed, an existing extension located to the west of the property will be partially demolished (gable wall) and extended to create a double garage to the west of the property. The proposed extension serving a garage will be approximately 20sqm.

The proposal seeks to utilise the existing vehicular access point and does not seek to create a new vehicular access to the south of the site unlike application FULL/2025/1114. Since the previous decision, the roadside boundary hedge has been lowered.

Moreover, no additional habitable accommodation is being created at first floor level.

As per the previous scheme, the application includes low fencing to the front, and 1.8m high fencing to the rear to demarcate between both properties.

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

Policy OC1 Housing Outside of the Centres
Policy GP8 Design

Policy GP9	Sustainable Development
Policy IP6	Transport Infrastructure and Support Facilities
Policy IP7	Private and Communal Car Parking
Policy IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016).

Representations:

None.

Consultations:

Traffic and Highway Services' comments:

"I refer to the revised plans and covering letter submitted on 6th January 2026 by Philip & Joanne Roussel. The previously submitted application in August 2025 (FULL/2025/1114) included plans to create an additional vehicle access, which THS opposed on road safety and traffic management grounds.

This revised application has removed plans for the additional access, with the intention to use the current access point. As this development does not represent an intensification of use from the pre-existing access, THS would have no road safety and traffic management concerns and would support this application."

Summary of Issues:

- Whether the principle of the development is supported under policy, and the impact of the development on the character and appearance of the area.
- Whether the proposal would negatively impact on highway safety and/or traffic management.
- Whether the development provides a satisfactory living environment for future occupiers, and whether it would impact on the amenities of people living in the area.

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).**

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.

Whether the proposal complies with Policy OC1 (Housing Outside of the Centres):

The principle of new housing Outside of the Centres is supported under the provisions of Policy OC1 provided this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building.

The subdivision of a dwelling into two or more self-contained units or into a house for multiple occupation will only be supported where:

- “a. the resultant development would be compatible with the character and amenities of the surrounding area; and,*
- b. the development would be acceptable in terms of provision of a satisfactory living environment and amenities; and,*
- c. the subdivision would not involve more than a modest extension to the existing building to create adequate accommodation and the extension is not of such a scale that it forms a significant part of any new unit”.*

The surrounding built environment along Bailiffs Cross Road is characterised by a mix of detached, semi-detached dwellings and terraced properties, of varying scales, forms, and designs.

With regard to criterion c) of Policy OC1, the proposed extension serving a garage will be approximately 20sqm. This would represent circa 9.5% floor area of total footprint of the proposed units (209.57sqm).

However, the policy also requires that *“the extension is not of such a scale that it forms a significant part of any new unit”*. The proposed extension in this case would equate to an increase of approximately 15.4% in relation to the proposed three-bed unit and consequently would not form a significant part of the new unit. The proposal accords with criterion c) of Policy OC1.

The proposal does not seek to erect an extension to serve the new unit (garage conversion) and therefore accords with criterion ‘c’ of Policy OC1.

The proposed new unit (garage conversion) would be of an appropriate scale and type of new housing provision which would be compatible and contribute to the character of the surrounding built form given that no major external alterations are proposed. Whilst it is acknowledged that there will be an increase in the density of dwellings on the site, the proposal is not considered to result in an excessive concentration of residential properties in the locality that would result in unacceptable harm.

The latest data set out in the States Strategic Housing Indicator aims to guide new development by creating one and two bedroom units to meet the housing needs of the Island. The new unit created through the garage conversion would result in a 2

bedroom unit, in accordance with Indicator. The original part of the dwelling retains 3 bedrooms and therefore the Indicator is not applicable.

Whether the development provides a satisfactory living environment and amenities for future occupiers and whether the development would impact on the amenities of people living in the area:

As set out in the officer's report of application ref: FULL/2025/1114, the proposal would achieve an acceptable living environment and amenities, both internally and externally, when taking into account factors such as adequate daylight, sunlight, privacy, and private open space, as set out in Policy GP8 and Annex 1: Amenities.

Both dwellings achieve satisfactory internal floor area as the proposal is understood to comply with the minimum room and accommodation sizes (35sqm for a two person unit) as set out in section G7 of the Building Regulations and also achieves UK technical housing space standards for a 3 person, 2 bedroom unit.

Outlook and aspect have been taken into account as part of the design and are acceptable for the purposes of Policy GP8 and Annex 1 Amenities.

The proposal will not have a significant impact on the amenities of neighbouring residents by virtue of the scale of the development together with its orientation, position, existing boundary treatments, and relationship to neighbouring properties.

Parking and access:

The proposed units will utilise the existing vehicular access. Each unit of accommodation has provision for car parking and both units will be served by a turning point enable a vehicle to safely egress from the property in forward gear.

As set out in Traffic and Highway Services, no concerns are raised in respect of high safety or traffic management due the use of the existing access point.

The proposal also includes provision for bicycle storage, whether it be through the installation of a small shed for the new unit to the east, or the creation of a double garage for the existing dwelling and therefore takes into account Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016). A condition should be attached to the decision to ensure that the new unit is served by the proposed shed prior to it becoming occupied to accord with Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016).

Sustainable design:

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development), of which includes the installation of solar panels.

Conclusions:

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 12/02/26

