

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: Variations to previously approved plans to erect replacement dwelling with associated landscaping, erect detached 1.5 storey garage/outbuilding to west boundary - Relocate external steps from north to south elevation, erect bike store to north elevation, enlarge dormer window to east elevation, install rooflights to west elevation and alterations to fenestration of outbuilding/garage.

LOCATION: Leafy Cove, La Garenne, Grand Havre Bay, Vale.

APPLICANT: Mr & Mrs Le Lievre

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: 23/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd: 2245 02.10A

Application Ref: FULL/2026/0004

Property Ref: C010510000

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 on or before 17/09/2026

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.Notwithstanding the information submitted, the west facing rooflight windows hereby approved to the side of the garage must be installed with a cill height of no less than 1.7 metres above the floor of the room in which the window is installed; and this window shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

5.As shown on the approved plan, the first floor entrance door to the south elevation of the garage must be glazed with obscure glass to a minimum privacy level 3 and retained as such thereafter. An opaque privacy screen shall also be installed also to a minimum privacy level 3 to the west elevation of the top of the external staircase (in the position indicated on the approved plan), prior to first use and retained thereafter.

Reason: To protect neighbour amenity and privacy.

6.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/09/2023, issued under planning application reference FULL/2023/1000, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 17/09/2026 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/2026/0004
Property Ref: C010510000
Valid date: 06/01/2026
Location: Leafy Cove La Garenne Grand Havre Bay Grand Havre Bay
Vale Guernsey GY3 5SG
Proposal: Variations to previously approved plans to erect replacement dwelling with associated landscaping, erect detached 1.5 storey garage/outbuilding to west boundary - Relocate external steps from north to south elevation, erect bike store to north elevation, enlarge dormer window to east elevation, install rooflights to west elevation and alterations to fenestration of outbuilding/garage.

Applicant: Mr & Mrs Le Lievre

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 on or before 17/09/2026

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.

4.

Notwithstanding the information submitted, the west facing rooflight windows hereby approved to the side of the garage must be installed with a cill height of no less than 1.7 metres above the floor of the room in which the window is installed; and this window shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

5. As shown on the approved plan, the first floor entrance door to the south elevation of the garage must be glazed with obscure glass to a minimum privacy level 3 and retained as such thereafter. An opaque privacy screen shall also be installed also to a minimum privacy level 3 to the west elevation of the top of the external staircase (in the position indicated on the approved plan), prior to first use and retained thereafter.

Reason: To protect neighbour amenity and privacy.

6. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/09/2023, issued under planning application reference FULL/2023/1000, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

Leafy Cove is a two-bed pre 1900 cottage, located in a prominent position, part of a small group of similar sized cottages fronting on La Garenne.

The application seeks to vary the previously approved scheme (including minor amendments) and relates to changes to the garage. The external staircase is proposed to be repositioned from the north to south gable end and with three high level rooflights proposed in the west elevation. The gable window is shown to be omitted and lean-to bike store is proposed to the north elevation and the three pitched roof dormers are shown to be replaced by a single, large flat roof dormer.

The site lies Outside of the Centres and within a Conservation Area as defined in the Island Development Plan. Immediately opposite the site, across the vehicular road, is

an Area of Biodiversity Importance which follows the coast and abuts the intertidal zone.

Relevant History:

FULL/2023/1000 - Demolish existing dwelling, change of use of agricultural land to domestic garden (490 sq.m.), erect replacement dwelling with associated landscaping, erect detached 1.5 storey garage/outbuilding to west boundary, alter vehicle and pedestrian accesses.

FULL/2024/1302 - Variation to approved scheme FULL/2023/1000. Alterations to fenestration, increase ridge height, alterations to dormer windows and omit solar panels.

FULL/2025/0791 - Variation to previously approved plans to erect replacement dwelling and associated works: Revised fenestration, increase ridge height, and alterations to design of dwelling – granted

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation

x
x
x

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

x
x
x

Policies considered most relevant:

GP1- Landscape Character

GP4- Conservation Area

GP7 – Archaeological Remains

GP8- Design

GP9- Sustainable Development

GP13- Householder development

Representation:

One letter of representation has been submitted, objecting to the rooflights proposed in the western roofslope directly overlooking the neighbouring property. It is anticipated that the location of the garage building will result in root damage to the trees at the adjoining site which will affect the trees and the shielding they currently provide.

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics are preserved.

Following the grant of planning permission to erect a replacement dwelling and 1 ½ garage permission is sought for variations to the approved scheme incorporating relocating external steps from north to south elevation, the erection of a bike and log store attached to the north elevation of the garage, enlarge the dormer window facing east into the garden of the property and installation of high level rooflights to west roofslope and associated alterations to fenestration.

In relation to the matter of overlooking and loss of privacy from the proposed rooflights, these are indicated to be situated at high level, a matter that can be managed by planning condition. Rooflights with a cill height of 1.7m or above will offer light and ventilation but will not afford views out and down towards the neighbouring property.

The external staircase was originally positioned to the north elevation of the garage, this has now been relocated to the southern end and was also approved in this location in application FULL/2024/1302. As previously considered, it is acknowledged that some views towards the neighbour to the west may be possible by people using the access, however, the external stairs are functional and provide only a small, raised platform which is not capable of use for standing out or socialising on. The views from the staircase and platform are likely to be limited and transient in nature, only possible when accessing the first floor of the garage. On balance, this is considered to be acceptable.

The alterations represent a good standard of design that respects the local built and open environments. The works will not result in an increase in overshadowing to the occupiers of surrounding properties and it remains the case that the accommodation proposed will represent efficient use of land being multi-storey and offers flexible and adaptable accommodation that can respond to the changing needs of occupiers on the basis that the ancillary domestic outbuilding can be used for multiple purposes incidental to the enjoyment of the dwelling.

As the neighbours trees are not protected, the impact on the tree roots are not a material consideration in this application but may form a civil matter. It is advised that all decisions made by the Authority are without prejudice to third party rights, and the Authority cannot address civil matters such as damage to neighbouring tree roots, third party disputes or other related matters of ownership. Where necessary such cases should be resolved by seeking legal advice.

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.

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 15/04/2026

