

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 and outbuilding, erect single storey extension and dormer window to north (rear) elevation, erect dormer window and install rooflight to south (front) elevation.

LOCATION: Le Menage, Rue Des Grons, St. Martin.

APPLICANT: Mr J Ferbrache

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: 20/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Soup Architects: 525_100, 300

Application Ref: FULL/2026/0023

Property Ref: J01036D000

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 1.8m high timber fence to be installed along the west boundary, as shown on drawing ref: 525_100 & 525_300, shall be installed prior to the first occupation of the hereby approved rear extension and shall remain in perpetuity.

Reason - To ensure the fence is installed prior to use of the approved extension to protect the amenities of neighbouring residents given the close relationship between the extension and the neighbour's rear garden.

Expiry Date: This permission will cease to have effect on 19/02/2029 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/2026/0023
Property Ref: J01036D000
Valid date: 14/01/2026
Location: Le Menage Rue Des Grons St. Martin Guernsey GY4 6JP
Proposal: Demolish conservatory and outbuilding, erect single storey extension and dormer window to north (rear) elevation, erect dormer window and install rooflight to south (front) elevation.

Applicant: Mr J Ferbrache

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 1.8m high timber fence to be installed along the west boundary, as shown on drawing ref: 525_100 & 525_300, shall be installed prior to the first occupation of the hereby approved rear extension and shall remain in perpetuity.

Reason - To ensure the fence is installed prior to use of the approved extension to protect the amenities of neighbouring residents given the close relationship between the extension and the neighbour's rear garden.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a semi-detached 1.5 storey dwelling-house located to the north of Rue Des Grons. The site is located Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to demolish a conservatory and garage, and erect a single storey flat roof extension and dormer window to the north (rear) elevation, and install a dormer window and rooflight to the south (front) elevation.

The application was deferred as some concerns were raised with respect of the ground floor extension and its potential overlooking effect towards neighbouring residents to the west due to the relationship of the extension, existing boundary treatment and the proposed landscaping.

The agent incorporated a 1.8m high fence along the west boundary of the site, adjacent to the proposed extension, in attempt to overcome the reasons for deferral.

Relevant History:

Reference No	Description	Decision	Date
PAPP/2002/0919	Alteration and construction of a conservatory	Granted	2002

Existing Use(s):

Residential

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:

GP8 Design
GP9 Sustainable development
GP13 Householder Development

Conclusion/Brief comment:

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.

The principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

Extension:

The proposed development represents a modest sized extension to the rear which will serve as a dining room, living room and kitchen and a boots room area, accessed off the driveway.

The extension is subservient and proportionate, and adopts a good standard of design by virtue of its scale, form, massing, siting and materials.

Due to its scale, size, siting, and relationship to the original house, the proposal is not considered to have a detrimental impact on the character of the area or visual amenity.

Dormer windows:

Moreover, the incorporation of dormer windows and roof-lights at first floor level are respectful and proportionate to the roof form, achieve an acceptable standard of design, and will be similar to other dormer windows in the surrounding area.

Due to the size, orientation and relationship to neighbouring properties, the proposed dormers and roof lights will not have a detrimental effect on the amenities of neighbouring residents.

In light of the amendments secured, the proposed extension will not have an unacceptable effect on the amenities of neighbouring residents to the west by virtue of the proposed fence which will mitigate initial overlooking concerns, installation of which can be secured by planning condition. The east boundary treatment is such that it would not affect the amenities of neighbouring residents to the east.

All other works are acceptable, including the demolition of the existing garage. Sufficient parking provision will remain on the site.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Conclusion:

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 19/02/26

