

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: Erect single storey extension to north (rear) elevation, erect single storey extension and install swimming pool to south (front) of property and alterations to fenestration.

LOCATION: Pelion, La Giffardiere, Albecq, Castel.

APPLICANT: Mr & Mrs Renouf

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: 26/02/2026

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

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6386/C/3

Application Ref: FULL/2026/0048

Property Ref: D012070000

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. Noise associated with plant and machinery associated with the swimming pool shall be controlled such that the Rating Level, measured or calculated at 1-metre from the facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 27/02/2029 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/2026/0048
Property Ref: D012070000
Valid date: 08/01/2026
Location: Pelion La Giffardiere Albecq Castel Guernsey GY5 7HW
Proposal: Erect single storey extension to north (rear) elevation, erect single storey extension and install swimming pool to south (front) of property and alterations to fenestration.

Applicant: Mr & Mrs Renouf

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.

4. Noise associated with plant and machinery associated with the swimming pool shall be controlled such that the Rating Level, measured or calculated at 1-metre from the facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Site Description:

The application site consists of a two storey detached dwelling located to the north of La Giffardiere. The property is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
FULL/2023/1882	Alter windows at 1st floor level to north (rear) and east (side) elevation.	Granted	2023
FULL/2023/1230	Extend balcony at first floor level to west (side) elevation and erect fence to north boundary.	Granted	2023

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to erect a single storey flat roof extension to the north (rear) elevation and erect a single storey flat roof extension to the south. The extension to the rear of the property will serve as a gym, while the extension to the front will serve as a porch and a study.

It is also proposed to install a swimming pool to the south (front) of the property and make alterations to the fenestration. The swimming pool will be located towards the south-east corner of the site.

No details of the pool plant equipment have been included as part of the application.

The application was deferred in light of the comments raised by Environmental Health.

The agent has requested that the application be determined as submitted and has not provided additional information in attempt to address Environmental Health's concerns.

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

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation's comments:

I have reviewed the proposed plans in relation to the installation of a new swimming pool to the south (front) of the 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.

I would be grateful if these matters are taken into consideration during the determination of the application. Should you require any further information or clarification, please do not hesitate to contact me.

Summary of Issues:

- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

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.

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.

Careful consideration has been afforded to the siting of the extension to the front of the property and its effect on the character of the area and visual amenity. Due to the interspersed nature of properties to the north of La Giffardiere, the application site and neighbouring property to the west, known as Beachmount House, are generally 'read' together in the street scene as they are closely related to one another. The houses further up the road, located to the east, have a fairly consistent

building line, albeit with the exception of 'Windyridge' which is sited closer to the road and therefore breaks up this uniform building line. Beachmount House features a bay window to the front of the property at ground floor level which projects forward of the original building façade.

Whilst it is recognised that the proposed extension to the front will alter the building line of the property (La Giffardiere), the degree of harm caused would not be significant to justify refusal when taking into account the limited projection forward off the building's facade, and would have a similar effect to a porch that could be erected under the Exemptions Ordinance (2023) without the need for planning permission. When taking into account the localised character, wider character, non-designation of the site, Exemptions Ordinance (2023) and the flexibility afforded to householder development under Policies GP8 and GP13, the proposed single storey extension to the front of the house would achieve an acceptable design in terms of its size, materials and appearance, and would not cause unacceptable harm to the character of the area or visual amenity. Furthermore, the proposal will not adversely affect the amenities of neighbouring residents by virtue of its relationship to neighbouring properties.

The extension to the rear of the property adopts an acceptable standard of design which relates well to the main house and will not adversely affect the character of the area, visual amenity, or the amenities of neighbouring residents by virtue of its scale, siting and relationship to neighbouring properties.

The pool to the front of the house would be screened by the roadside boundary wall and hedge which will limit its visual effect in the street scene. Consequently, the impact on both the character of the area and visual impact would not be so substantial to justify refusal. While the comments raised by the Office of Environmental Health and Pollution Regulation are noted, the Land Planning and Development (Exemptions) Ordinance, 2023, allows the installation of swimming pools to the side and rear of dwellings, without planning permission, provided that they are not located within 2 metres of a boundary with a neighbouring residential property. Furthermore, the drawings submitted do not show any associated swimming pool equipment which may itself require planning permission, such as an Air Source Heat Pump. Taking into account the planning exemptions for swimming pools and due to the distance of the proposed swimming pool to the boundary of neighbouring residential properties, to address the potential noise concerns raised by the Office of Environmental Health and Pollution Regulation in a proportionate manner, it is recommended that a condition is applied to limit noise from any plant or machinery associated with the swimming pool relative to the existing background noise level.

All other alterations are acceptable.

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

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.

Date: 27/02/26