

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 existing dwelling to create 2 dwellings and associated works.

LOCATION: The Glen, La Moye Road, Vale.

APPLICANT: Mrs M Mr C & Mr M Le Conte

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: 15/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6607/A/2a, /3a.

Application Ref: FULL/2026/0144

Property Ref: C00151A000 + C00151B000

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.Prior to the first occupation of the wing (northern unit) as a self-contained dwelling as approved all external alterations to this part of the building, as shown on the approved plans, shall be implemented in full.

Reason - In the interests of the future amenities of the occupiers of this unit of residential accommodation.

5.Prior to the commencement of any work in connection therewith a scheme for the treatment of the east application site boundary (existing east domestic boundary) shall be submitted to and agreed in writing by the Authority. No use or occupation of the building as subdivided hereby approved shall begin until the agreed scheme for boundary treatment has been fully completed.

Reason - To clearly define the extent of domestic garden for the dwellings hereby approved and to avoid the overspill of domestic activity and paraphernalia on agricultural land.

6.The 1.8m high timber boundary fence noted on the approved plans to separate the domestic garden area of the wing and The Glen shall be erected prior to the occupation of the subdivided units hereby approved and shall thereafter be retained at all times.

Reason - In the interests of residential amenity.

7.Prior to the commencement of any work in connection therewith a scheme showing the provision for secure and covered cycle parking for the wing shall be submitted to and agreed in writing by the Authority. The approved cycle storage shall be provided prior to the first occupation of the unit to which it relates.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 14/04/2029 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/2026/0144
Property Ref: C00151A000 + C00151B000
Valid date: 30/01/2026
Location: The Glen La Moye Road Vale Guernsey GY3 5DR
Proposal: Subdivide existing dwelling to create 2 dwellings and associated works.

Applicant: Mrs M Mr C & Mr M Le Conte

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. Prior to the first occupation of the wing (northern unit) as a self-contained dwelling as approved all external alterations to this part of the building, as shown on the approved plans, shall be implemented in full.

Reason - In the interests of the future amenities of the occupiers of this unit of residential accommodation.

5. Prior to the commencement of any work in connection therewith a scheme for the treatment of the east application site boundary (existing east domestic boundary) shall be submitted to and agreed in writing by the Authority. No use or occupation of the building as subdivided hereby approved shall begin until the agreed scheme for boundary treatment has been fully completed.

Reason - To clearly define the extent of domestic garden for the dwellings hereby approved and to avoid the overspill of domestic activity and paraphernalia on agricultural land.

6. The 1.8m high timber boundary fence noted on the approved plans to separate the domestic garden area of the wing and The Glen shall be erected prior to the occupation of the subdivided units hereby approved and shall thereafter be retained at all times.

Reason - In the interests of residential amenity.

7. Prior to the commencement of any work in connection therewith a scheme showing the provision for secure and covered cycle parking for the wing shall be submitted to and agreed in writing by the Authority. The approved cycle storage shall be provided prior to the first occupation of the unit to which it relates.

Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Brief Description of the site:

The application site as outlined in red on the submitted plans includes the dwellinghouse known as The Glen, and agricultural land located to the east.

The residential properties form part of the row of residential properties along the north-east side of La Moye Road, and benefit from access from that road. The agricultural land is located behind those properties and extends from Rue es Ralles to the north to La Moye Road to the south. The land is set at a lower level than Rue es Ralles and abuts that road for part of the north boundary and is separated from the road by the driveway associated with the residential property to the west for the remainder. The whole of the north boundary is formed by a high stone wall, with agricultural vehicular access in the north-east corner. The land use of the land to the north-east appears to be used for domestic purposes, ancillary to the dwellinghouses to the east and south-east although permission has yet to be granted for its change of use from agricultural land to domestic garden. There is an area of established

planting in the centre of the land, dividing the land parcel. The land is separated from the residential properties to the west by intermittent tree and bush planting. There is currently little in the way of boundary treatments between The Glen and the dwelling to the southeast (Pre de Ralles), with a few trees and green screen mesh noted at the time of the officer site visit.

The site is located Outside of the Centres and within a Conservation Area in the Island Development Plan.

Relevant History:

FULL/2026/0139 Parallel application to change of use of agricultural land to domestic garden (1,508sqm) and associated works – under consideration

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

- OC1 Housing Outside of the Centres
- GP4 Conservation Areas
- GP8 Design
- GP9 Sustainable development
- IP6 Transport Infrastructure and Support Facilities
- IP7 Private and Communal Car Parking
- IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Permission is sought to subdivide the existing dwelling and flat roof wing (indicated as a store on the existing plans) to the north-west into two dwellings. There would be 3 bedrooms within each unit, 2 doubles and 1 single in the wing and 1 double and 2 singles in the main house. The wing would retain the existing access and parking forward of that unit and an area of garden, including the existing glasshouse, to the rear. The garden would be separated from that of the existing dwelling by 1.8m fencing. The means of screening the boundary with Pre de Ralles is not clearly annotated on the application drawings.

The gateway planning policy in this case is OC1 which makes provision for the subdivision of an existing dwelling into two or more self-contained units. In addition, Policies GP8 and GP9 would be relevant in respect of design and sustainable development and Policies IP6, IP7 and IP9 in respect of cycle storage, parking provision and road safety.

The area is generally characterised by residential properties, predominantly arranged along the roadsides with open land beyond. The subdivision of the existing building to form two units would be compatible with this character (OC1 a.).

- 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 proposed dwellings would exceed the internal space standards of the Guernsey Technical Standards and the Nationally Described Space Standards. The main dwelling would retain good levels of daylight/sunlight and outlook. The kitchen/dining area and, to some extent, the middle bedroom, of the wing would have limited access to natural daylight, but new rooflights are shown on the revised application drawings above the proposed kitchen and dining areas, a matter that can be controlled by condition. The lack of sunlight/daylight to one bedroom alone would not be sufficient to warrant the refusal of permission in this case.

The proposed fence dividing the rear amenity spaces would prevent any significant interface between the two units or the associated amenity spaces, and installation/retention could be conditioned. Both would be served by good levels of outdoor amenity space. The proposal would therefore provide satisfactory living environments and amenities for both units in accordance with OC1 b., GP8 and Annex I of the IDP.

The proposal involves replacement of the roof over the existing conservatory and replacement of the associated windows. The dwarf walls are shown to be retained and lined. It is borderline whether these works would be considered to amount to the construction of a new extension. Even were this the case, the floor area of the existing conservatory is less than 20% of the remaining floor area of the wing and this would comprise modest extension for the purposes of Policy OC1.

In light of the above, the amended scheme meets the terms of Policy OC1.

In terms of design and visual amenity, the proposed alterations would not result in significant change to the appearance of the existing building and the proposed fence would be largely screened from public view.

The wing would retain use of the existing access and there would be no intensification of use of that access. The proposed parking would be adequate for the size of dwelling proposed. Whilst there is no specified turning on site, this should be achievable within the areas indicated and would also not alter from the existing arrangements on site when considering the matter of highway safety. The drawings do note that parking for The Glen takes place in an area of hardstanding in the far northeast of the associated agricultural land but also to the east of the dwelling and within a detached garage building. There is adequate parking within the recognised domestic garden area therefore to serve the main house and the proposals would therefore comply with Policies IP7 and IP9.

With regard to cycle parking, this can be accommodated within the garage/outbuildings within curtilage for The Glen. The glasshouse would not lend itself to this purpose for the wing and it would be reasonable to require details of cycle parking to be provided for the occupiers of the wing to be addressed by condition to comply with Policy IP6.

The proposals would potentially result in a modest intensification of the use of the site, however this would be of negligible impact on the amenity of the adjoining properties. It is noted that there are no clear boundaries between The Glen and Pre de Ralles although the garden for The Glen is set away to the north and separated from Pre de Ralles by the access/parking area. The parking area is likely to be used less intensively than garden areas and can be screened for privacy by exempt boundary treatments. The subdivision relates to the wing which is at the opposite end of the site to Pre de Ralles and so it is not considered reasonable to require details of boundary treatments around Pre de Ralles to be controlled in this case.

It is noted that the boundary with the adjoining agricultural land is not clearly defined as part of this application (on the drawings) and that domestic activities have been noted as overspilling onto this land. It is noted that at present an element of planting does, however, exist along the recognised eastern domestic boundary and in advance of a change of use of agricultural land to domestic garden being agreed it would be reasonable to require further details of the east domestic boundary to be submitted to and agreed in writing by the Authority.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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.

In view of the above it is recommended permission is granted subject to conditions relating to:

- All alterations to fenestration and new rooflights etc. for the wing to be implemented prior to the first occupation of this as a self-contained dwelling

- Installation and retention of the 1.8m high boundary fence noted on the drawings
- Details of the east domestic boundary to be agreed and implemented
- Details of cycle parking for the wing to be agreed and implemented

Recommendation:

Grant with Conditions



Date: 13/04/2026