

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 shed, erect single storey extension to north elevation, demolish and alter vehicle access to north boundary and raise height of wall to north and west boundary.

LOCATION: Vue Vauxbelets, Courtil Ronchin, St. Andrew.

APPLICANT: Mr M & Mrs E Ozanne

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: 13/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room:433 C1A, C2A, C3A, C4A, C6A.

Application Ref: FULL/2026/0181

Property Ref: K003510000

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. Within 2 months of the demolition and alteration of the existing boundary wall to the north of the site, the new wall forming the entrance and all disturbed works created as a result of the development shall be completed in granite to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall, in accordance with the approved details on drawing no: 433 C4A.

Reason - To ensure the development is completed in a timely manner and in the interests of visual amenity and landscape character.

5. Within 2 months of the extension being completed, the boundary walls to the north and west of the site shall be raised and completed in granite to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing boundary wall, in accordance with the approved details on drawings no. 433 C4A and C6A.

Reason - To assimilate the extension into its surroundings and to ensure that the boundary walls are raised in a timely manner and in the interests of visual amenity and landscape character.

Expiry Date: This permission will cease to have effect on 12/04/2029 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/2026/0181
Property Ref: K003510000
Valid date: 16/02/2026
Location: Vue Vauxbelets Courtil Ronchin St. Andrew Guernsey GY6 8YW
Proposal: Demolish shed, erect single storey extension to north elevation, demolish and alter vehicle access to north boundary and raise height of wall to north and west boundary.

Applicant: Mr M & Mrs E Ozanne

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. Within 2 months of the demolition and alteration of the existing boundary wall to

the north of the site, the new wall forming the entrance and all disturbed works created as a result of the development shall be completed in granite to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall, in accordance with the approved details on drawing no: 433 C4A.

Reason - To ensure the development is completed in a timely manner and in the interests of visual amenity and landscape character.

5. Within 2 months of the extension being completed, the boundary walls to the north and west of the site shall be raised and completed in granite to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing boundary wall, in accordance with the approved details on drawings no. 433 C4A and C6A.

Reason - To assimilate the extension into its surroundings and to ensure that the boundary walls are raised in a timely manner and in the interests of visual amenity and landscape character.

OFFICER'S REPORT

Brief Description of the site:

The application site features a traditional painted stone cottage with tiled roof and dormer extensions, located on a corner plot between Courtil Ronchin and Le Grais Lane. The property was extended to the side and rear of the property following approval in 2010, under application ref: FULL/2009/2998.

The property is situated Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to erect a single storey extension to the north elevation and to alter the vehicle access to the north boundary. The extension will serve two bedrooms, shower room and W.C.

The application was deferred as some concerns were raised with regards to extending beyond the building line of the main façade of properties fronting onto Courtil Ronchin. Due to its flat roof design and timber cladding exterior which would project above the existing boundary walls, it was advised to increase the height of the walls along the north and west boundary in attempt to screen and assimilate the development into its traditional rural surroundings.

In response, the agent has agreed to increase the height of the walls along the north and west boundaries in attempt to overcome the reasons for deferral.

Relevant History:

Reference No	Description	Decision	Date
FULL/2009/2998	Extension to rear and side of property and alterations (Revised)	Granted	2010

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:

GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP9 Highway Safety, Accessibility and Capacity

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 proposed development represents a modest sized addition to the property, is subservient and proportionate, and adopts a good standard of design by virtue of its scale, massing and materials.

While some concerns remain over the siting of the structure which extends up to the roadside boundary, the degree of harm to the character and amenity of the surrounding area is not considered to be so substantial to reasonably justify refusal when taking into account the amendments secured. Increasing the height of the roadside wall and north boundary will help to assimilate the development into this traditional and sensitive environment.

Overall, the design of the scheme is such that the proposal is unlikely to have a detrimental impact on the character or appearance of the surrounding area.

Due to its scale, form, and relationship to the neighbouring property to the west, together with the change in ground levels, the proposal is unlikely to cause significant harm to the amenities of neighbouring residents with regards to overshadowing or overbearingness.

The existing vehicular access point is approximately 4m in width. The proposal seeks to shift the 4m wide vehicular access point closer to the junction between Courtil Ronchin and Le Grais Lane. Whilst the principle of moving an access point closer to a junction is not encouraged, given that the existing access point is already in close proximity to the junction, the vehicular access point is not widening when compared to the existing access (which enables one vehicle to enter/egress from the access point at any one time), and that Courtil Ronchin and Le Grais Lane are recognised as neighbourhood roads which typically experiences low traffic speeds and volumes; the alterations to the vehicular access is supported under Policy IP9 and GP8. Consequently, the proposal would not give rise to any significant highway safety or traffic management concerns.

The loss of part of the front garden to parking is acceptable and could be carried out under the Exemptions Ordinance (2023).

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.

Recommendation:

Grant with Conditions



Date: 08/04/26