

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: Raise and alter roof ridge height/form to extend 1st floor level, extend and alter at ground floor level, replace roof and fenestration to outbuilding, alter roadside wall, infill existing vehicle access and create relocated vehicle access (Part Retrospective) (Boundary wall to west is part of a Protected Building).

LOCATION: Valderie du Haut, Route Des Landes, Vale.

APPLICANT: Valerie Construction

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: 18/03/2026

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: JM Design Limited - 2518-01 PD/01, 02, 03

Application Ref: FULL/2026/0242

Property Ref: C013480000

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 use of the new vehicle access point, the ends of the new opening shall be finished off, including the new east pillar, and the existing access point shall be infilled permanently using materials and a method of construction which matches the remainder of the roadside boundary and in accordance with the details shown on the approved plans Ref: 2518-01 PD/01 & PD/02.

Reason - To minimise the number of points of access, in the interests of highway safety and to secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 17/03/2029 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/2026/0242
Property Ref: C013480000
Valid date: 16/02/2026
Location: Valderie du Haut Route Des Landes Vale Guernsey GY3 5JD
Proposal: Raise and alter roof ridge height/form to extend 1st floor level, extend and alter at ground floor level, replace roof and fenestration to outbuilding, alter roadside wall, infill existing vehicle access and create relocated vehicle access (Part Retrospective) (Boundary wall to west is part of a Protected Building).

Applicant: Valerie Construction

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 use of the new vehicle access point, the ends of the new opening shall be finished off, including the new east pillar, and the existing access point shall be infilled permanently using materials and a method of construction which matches the remainder of the roadside boundary and in accordance with the details shown on the approved plans Ref: 2518-01 PD/01 & PD/02.

Reason - To minimise the number of points of access, in the interests of highway safety and to secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Valderie du Haut' is a 1930's detached pitched roof bungalow, which does not look like it has been occupied for some time. It is set back from and faces north onto Route des Landes, there are neighbours to the east, south, west and north across the road, with a track leading along the west boundary leading to a Protected Building south of the property to the south. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP5: Protected Buildings (Setting)

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application is to extend and alter at ground floor level, adding a front porch and a single storey flat roof extension to the rear and east side, to house a kitchen diner and living area, with utility and WC to the side. Plus raise and alter the roof form to add first floor accommodation comprising two bedrooms and a bathroom.

The north front elevation will have two pitched roof dormer windows which overlook the front driveway, and one rear dormer window which overlooks the rear garden and is over 10m to the boundary, so is not considered to affect the neighbours to the south.

The vehicular entrance is to be relocated to the middle of the north boundary, it will be approx. 4.75m wide and have the existing granite wall either side lowered to 800mm to ensure better than average sightlines. The relocation of the vehicular entrance is considered to provide a safer means of entering and exiting the site and is considered appropriate and acceptable. The existing vehicular entrance in the northwest corner will be infilled and although close to the west boundary, which lines the entrance to the Protected Building to the south and is also protected, it will not be affected by the entrance being infilled.

The proposals to the outbuilding are all considered to comply with policy.

All the proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new extension is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours.

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

The Authority also has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special

characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of a protected building to the west of the site. Taking into account the location, limited scale and the appearance of the alterations proposed, any negative effect would be very low and would not be so substantial to warrant the refusal of planning permission. The proposal accords with Policies GP5 and GP8 in respect of its impact on the setting of protected building.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 18/03/2026

