

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Variations to works previously approved to demolish existing dwelling and outbuilding, erect replacement dwelling and associated works - erect 2 storey extension to south-east (side) elevation.

LOCATION: The Nest, La Rue Des Villets, Forest.

APPLICANT: Mr D Bent

I refer to the application referred to below received as valid on 20/02/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 27/03/2026

Drawing Nos: 1012.2 DB, Block Plan (date stamped 20 Feb 2026).

Application Ref: FULL/2026/0308

Property Ref: H003560000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The proposed extension, by virtue of the proportions and form proposed, would not achieve a good standard of architectural design, and would be contrary to Island Development Plan Policy GP8a) (Design).

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0308
Property Ref: H003560000
Valid date: 20/02/2026
Location: The Nest La Rue Des Villets Forest Guernsey GY8 OHP
Proposal: Variations to works previously approved to demolish existing dwelling and outbuilding, erect replacement dwelling and associated works - erect 2 storey extension to south-east (side) elevation.
Applicant: Mr D Bent

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposed extension, by virtue of the proportions and form proposed, would not achieve a good standard of architectural design, and would be contrary to Island Development Plan Policy GP8a) (Design).

OFFICER'S REPORT

Site Description:

The application site formerly comprised a single storey detached dwellinghouse with adjacent outbuilding located to the south of La Rue des Villets and to the east of Les Villets. Works have however now commenced on demolition of the dwelling, in accordance with the permission issued under FULL/2025/1688 for replacement of that building. Residential properties adjoin the site to the south and east, and across the roads in both directions.

The site is located Outside of the Centres in the Island Development Plan. A protected monument (fountain and wall) is located across the road to the north-west. The nearest protected building and associated features is located over 40m to the west of the application site, on the opposite side of Les Villets. Other protected buildings are located further to the north-west and east of the application site, and cannot be viewed in context with that site.

Relevant History:

FULL/2025/1688 - Demolish existing dwelling and outbuilding, erect replacement dwelling and associated works. Approved 23/01/2026

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Permission is sought under this application to vary the works previously approved under FULL/2025/1688 to demolish the existing dwelling and outbuilding and to erect a replacement, proposing to erect a 2 storey flat roof extension to the south-east (side) elevation of the approved dwelling. The extension would contain a garage and utility at ground floor level and would provide dressing rooms and an additional ensuite for the two first floor bedrooms forming part of the approved scheme.

Whilst the application was advertised as extension to dwelling, as the approved dwelling has not yet been constructed the proposal must be considered as a variation to the approved plans.

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

GP5 Protected Buildings
GP6 Protected Monuments
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP6 Transport Infrastructure and Support Facilities
IP7 Private and Communal Car Parking

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

Whether the proposal achieves a good standard of architectural design.

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).**

The demolition of the existing dwelling and erection of a replacement dwelling has previously been accepted under the policy gateway provided by Policy GP13

(Householder Development), and that policy could allow for further variations to the approved scheme, where all of the criteria of that policy, other relevant Plan policies and the material considerations of the Law are met.

When considering the design and appearance of the approved dwelling, an assessment was made against the requirements of Policy GP8 (Design), which seeks to ensure that development achieves a good standard of architectural design which respects and, where appropriate, enhances the character of the environment.

In terms of the character of the area, the following observations were made: *The section of road on which the application site is located is lined on both sides by residential properties of mixed age, form and appearance. Whilst there are vernacular buildings dating from pre-1900 in the area, these are limited to Les Villets to the north-west of the application site, the neighbouring property to the south-west of that property, also known as Les Villets and designated as a protected building, and Les Villets Farm to the north-east of the application site. The majority of the buildings in the immediate area were constructed in the 1960s/70s and reflect the character of that time, notwithstanding later extensions and alterations to those buildings. Two properties located on Les Villets to the south-west of the application site have recently either been rebuilt or undergone significant extension and alteration and have a modern appearance. Those properties are however set back from the application site and, due to the relative positions, topography, surrounding development and vegetation, do not form prominent features in the setting of the application site.*

In respect of the design and appearance of the replacement dwelling, the assessment found that the ridge height of that dwelling would be comparable with those of the surrounding properties. Whilst acknowledged that the dwelling would take a greater bulk and mass than surrounding properties and a more contemporary design approach, taking into account the character of the immediate area and the flexibility in respect of design within Plan policy, the design and appearance were found to be acceptable.

The extension now proposed would be located to the east of the approved dwelling, set slightly back from the front elevation and just above eaves height of that dwelling. The approved building would therefore screen the proposed extension in views from the west. In views from the east both the dwelling and proposed extension would project forward of the building line of the adjacent dwelling and, whilst presently at least partially screened by existing vegetation along the roadside boundary of the adjacent property, that vegetation does not fall within the control of the applicant and, if lost, views would be available from along the road to the east. Limited views would also be available from Les Villets to the south-west.

The approved dwelling, whilst introducing a contemporary form within the area, had the merit of achieving a coherent appearance through the use of considered forms and materials. The extension now proposed however appears poorly considered in respect of the approved dwelling and, by virtue of the proportions and form proposed, would detract from the overall design and appearance of the approved dwelling. The proposal could not therefore be considered to achieve a good standard of architectural design, and would be contrary to Policy GP8a) (Design).

Other matters

The proposed extension would be set away from nearby protected buildings and the protected monument to the west of Le Villets, and would not alter the impact on the setting of those buildings or the monument, in accordance with Policies GP5 (Protected Buildings) and GP6 (Protected Monuments), and the relevant statutory duties of the Law.

The proposed garage would be set c5m back from the roadside boundary and therefore, whilst access would be tight, it would appear to be achievable. The floorspace would otherwise provide additional support accommodation, enhancing the quality of living of the occupants and improving the flexibility of the accommodation, in accordance with Policy GP8g).

The partial ground floor plan appears to show the relocation of the shed previously approved to provide cycle storage in accordance with Policy IP6 (Transport Infrastructure and Support Facilities). Given the limited size of the proposed garage it is likely that this shed would still be required, however this matter could be controlled via planning condition.

Confirmation has also 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 GP9a) (Sustainable Development).

In respect of neighbour amenity, taking into account the context of the site and, in particular, the presence of a large outbuilding located along the boundary to the east of the site, the proposed extension would not result in significant additional overshadowing, overbearing or overlooking relative to the approved dwelling. In relation to this matter the scheme complies with Policies GP8d), GP9b) and GP13.

Conclusions

Whilst there is scope under Policy GP13 to consider variations to the approved scheme to erect a replacement dwelling at this site, the proposed extension, by virtue of the proportions and form proposed, would not achieve a good standard of architectural design, and would be contrary to Policy GP8a) (Design).

Consequently, it is recommended that the application be refused.

Date: 26/03/2026

