

**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, extend and alter roof ridge height at first floor level, erect single storey extension to rear elevation (Revised Scheme).

**LOCATION:** Ensemble-Nous, Rue Des Pointes, St. Andrew.

**APPLICANT:** Mr & Mrs Gallienne

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 03/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Drawings labelled Planning 1, 3 and 4,

**Application Ref:** FULL/2026/0397

**Property Ref:** K002440000

**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.The first floor bathroom/shower room windows in both west and south elevations of the first floor extension hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

**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](http://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](mailto: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/2026/0397  
**Property Ref:** K002440000  
**Valid date:** 03/03/2026  
**Location:** Ensemble-Nous Rue Des Pointes St. Andrew Guernsey GY6 8UH  
**Proposal:** Raise, extend and alter roof ridge height at first floor level, erect single storey extension to rear elevation (Revised Scheme).  
**Applicant:** Mr & Mrs Gallienne

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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. The first floor bathroom/shower room windows in both west and south elevations

of the first floor extension hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

## **OFFICER'S REPORT**

### **Brief Description of the site:**

Ensemble-Nous, Rue Des Pointes is a detached hipped roof bungalow with flat roof dormer with full height glazing to the rear and single-storey flat roof extensions to either side. Two modern outbuildings are situated to the rear of the property along with two additional, smaller sheds. The access driveway is situated adjacent to the north site boundary.

The dwelling to the north is two-storeys in height with a pitched roof and render exterior and it is situated adjacent to the common boundary with the application site. The property to the south is a pitched roof bungalow. There are a mix of single-storey, one and a half-storey and two-storey properties in the vicinity.

The site is located Outside of the Centres as designated in the Island Development Plan.

### **Relevant History:**

FULL/2012/0675 - Demolish existing conservatory at side (south elevation) and erect replacement single storey extension with roof lantern. Demolish existing porch, replace existing window at rear with doors and replace existing windows – granted

FULL/2017/0907 - Extend domestic curtilage and erect replacement shed – granted

FULL/2021/1818 – Erect flat roof extensions to west (rear) elevation and remove lantern to south (side) existing flat roof - granted

FULL/2026/0053 - Raise, extend and alter roof ridge height at 1st floor level, erect single storey extension to rear elevation – refuse

*The composition of the proposed first floor extension, comprising a mix of pitched and flat roofs, would not be well designed or in sympathy with its setting, it would be incongruous, architecturally unrelated to and out of keeping with the character of development in the locality contrary to Policy GP8 a) and c) of the Island Development Plan.*

**Existing Use(s):**

01 dwellinghouse

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| x |
| x |
| x |
| x |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| x |
| x |
| x |

**Policies considered most relevant:**

GP8: Design

GP9: Sustainable development

GP13: Householder development

**Conclusion/Brief comment:**

The application relates to the erection of a single-storey flat roof extension to the rear and the removal of the hipped roof and erection of a first-floor pitched roof extension.

To increase the height, scale and mass of the central part of the building is considered acceptable in principle in this case given the retention of single-storey elements to the north and south and the relationship of Ensemble-Nous to surrounding residential neighbours.

The character of the locality comprises a variety of properties which are different in terms of their age, height and style. For example, the dwelling to the immediate north is a 1970s pitched roof dwelling and beyond that is an attractive pre-1900s villa. Other properties in Rue Des Pointes include bungalows or one and a half-storey dwellings with dormers to the front/rear and in some cases with subservient extensions erected to the side which reflect the design and appearance of the host dwelling.

The erection of the first floor extensions as proposed represents a good standard of architectural design that respects the character of the local built environment in accordance with Policy GP8 (a) and (c).

The development represents efficient and effective use of land and the scheme considers the health and well-being of occupiers in terms of sunlight/daylight and access to open space in accordance with Policy GP8.

The position of the building in its plot, north of a bungalow and set away from the north site boundary is such that the development will not result in overshadowing of adjoining properties and gardens.

The single-storey rear extension represents a standard of design that reflects the other single-storey extensions at the property and respects the local built environment. The extension will not result in overshadowing of adjoining properties/gardens.

Ground floor fenestration will be screened by existing/exempt boundary treatments and first floor fenestration to the north and south has been limited due to the internal layout in order to manage the potential for overlooking and loss of privacy. The rear facing windows closest to the adjoining properties also serve ensuite bathrooms and can reasonably be required to be obscure glazed to direct views west across the application site garden thereby preserving the privacy of the occupiers of adjoining properties particularly having regard to the existence of the first floor dormer at the site and that some oblique views of adjoining gardens may already be possible.

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 Planning and Development (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.

**Recommendation:**

Grant with Conditions



**Date:** 08/04/2026