

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 extensions and outbuilding, erect 1.5 storey extension, including ancillary living unit and raised covered terrace area to the north (rear) elevation. Remove hedge, install hardstanding and ramped access on agricultural land to north of property.

LOCATION: Le Brevedent, Ruelle Des Forfaitures, Castel.

APPLICANT: Mr W Clark

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: 29/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/04/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Ltd: 3974 PL01 Rev D, 02 Rev D, 03 Rev E, 04 Rev F

Application Ref: FULL/2026/0567

Property Ref: D01729A000

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.Notwithstanding the detail shown on the approved plans, prior to installation, further details of the proposed solar panels including the number of panels, location and cross section of the panels to show the angle of tilt, have been submitted to and agreed in writing by the Authority. The panels shall be installed in accordance with the approved details and shall be removed from the roof within 3 months, when no longer required or in use.

Reason- In the interests of residential and visual amenity.

5.Prior to the undertaking of the hedge planting hereby approved to the boundary of the domestic curtilage, full details of that hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority. The hedge planting shall be fully completed, in accordance with the approved details, in the first planting season following the first use of the development hereby approved or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

To ensure the boundary between the domestic and agricultural land is clearly demarked.

Expiry Date: This permission will cease to have effect on 28/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed extension to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

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/2026/0567
Property Ref: D01729A000
Valid date: 14/04/2026
Location: Le Brevedent Ruelle Des Forfaitures Castel Guernsey GY5 7XS
Proposal: Demolish extensions and outbuilding, erect 1.5 storey extension, including ancillary living unit and raised covered terrace area to the north (rear) elevation. Remove hedge, install hardstanding and ramped access on agricultural land to north of property.

Applicant: Mr W Clark

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.

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Reason- In the interests of residential and visual amenity.

5. Prior to the undertaking of the hedge planting hereby approved to the boundary of the domestic curtilage, full details of that hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority. The hedge planting shall be fully completed, in accordance with the approved details, in the first planting season following the first use of the development hereby approved or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

To ensure the boundary between the domestic and agricultural land is clearly demarked.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed extension to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

OFFICER'S REPORT

Site Description:

Le Brevedent is a detached dwelling situated to the north of Ruelle des Forfaitures. The dwelling is a bungalow with large flat roof rear extension and conservatory. An existing detached garage is located along the western site boundary. The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

N/A

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application relates to the demolition of the existing conservatory and outbuilding, with the erection of a 1.5 storey attached extension to the western boundary replacing the single storey outbuilding. The ground floor of the proposed extension provides garaging for six cars. The extension has a separate external access to the internal stairs with first floor accommodation including bedroom, dressing room, shower room, kitchen and living room.

A flat roof covered terrace area is proposed across the width of the rear of the main dwelling, this is approx. 3.5m in height. The proposal also includes a new roof lantern to the existing flat roof in the rear elevation, along with the provision of solar PV to the rear.

During the application process, three sets of revised plans were submitted removing the east facing first floor dormer and raising the sill height of the proposed velux windows. This was submitted to prevent views both into the application site and further to the east. The depth of the garage/annexe building has also been reduced by approx. 5m. These changes were not at the request of the planning officer but in response to neighbour comments.

Officer concerns also resulted in the submission of revised plans to reduce the width and length of the proposed ramp to the agricultural land, this was explained to be for a ride on mower and to allow for the maintenance of the agricultural land, due to the levels changes. The final amendments were related to the proposed 4m wide, 10m long ramp, which was reduced in size and length, and the hedge demarcation of the boundary between the agricultural land and domestic land was added.

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

GP8 – Design

GP9- Sustainable Development

GP13- Householder Development

OC5(B) – Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Representations:

Two letters of objection were received from neighbours raising concerns regarding the original scheme, these have been summarised below:

- The proposed dormer windows, velux windows and raised terrace will allow direct overlooking of the gardens and private living areas.
- Intrusive design for neighbouring properties and resultant loss of privacy.
- Two storey design is overbearing and out of keeping with surrounding areas, dominating the adjacent dwellings.
- Overshadowing of neighbour's amenity spaces and enclosing impact.
- Overdevelopment of the site.
- Impact on character of the area

The objectors were reconsulted on the revised plans and have raised no objection to the revised proposal.

Consultations:

N/A

Summary of Issues:

The main issues in the determination of this application include the principle of development, the impact on neighbours and the appropriateness of the 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 principle of development is acceptable under Policy GP13 which allows the alteration and/or extension of residential properties where there are no significant adverse effects on the amenities of neighbouring dwellings; and where the design, scale, mass and form would not detract from the open character of open locations.

Impact on Neighbours:

The proposed two storey extension is located adjacent to the boundary with the neighbour to the west. The neighbour has a substantial existing outbuilding along this boundary, measuring approx. 6.5m in height. The proposed garage extension sits alongside the neighbours outbuilding, but projects beyond it at ground floor level to the front, and at two storey by approx. 5.5m to the rear. The proposal will therefore result in some shading of the neighbours garden, and the visual/physical impact of a 6.5m high structure adjacent to the boundary, but this is likely to affect only the area to the rear of the neighbours outbuilding which is not considered to be the most sensitive amenity area and so, on balance, is considered acceptable in this context.

The two-storey extension has only high-level side windows in the side elevations/roof slope, which prevents any direct overlooking of neighbouring properties. North and south facing windows are proposed at first floor level but these primarily look into the front/rear garden of the application site itself and are unlikely to result in a loss of amenity.

The single storey covered rear extension, solar panels and new steps/ramp to the front entrance of the dwelling are unlikely to have any significant neighbour impacts.

Design, impact on character and visual amenity:

The proposed rear covered terrace area, new lanterns and steps/ramp to the front door are unlikely to have a harmful visual impact on neighbours, or result in any overshadowing or loss of amenity, due to their design and location.

The proposed side garage extension with ancillary accommodation above, despite being two storey, will not result in harm to the character and appearance of the local built environment due to its position adjacent to the neighbours two storey dwelling

and outbuilding. Whilst the proposed form and design contains some awkward elements and bears little relation to surrounding property, on balance, in this location the development would not appear as an intrusive form of development and any impact arising is not considered sufficient to warrant refusal of the application.

As dower units are not considered as separate dwellings, the normal requirements regarding access, parking, garden space and level of residential amenity are not applied. A main issue when dealing with proposals for dower units is whether the accommodation to be provided is to remain ancillary or incidental to the occupation of the dwelling. The first floor of the extension would provide ancillary accommodation including living room, kitchen, bedroom and bathroom, linked to the main dwelling via the internal access into the garage. Although the accommodation will also have a separate access, the relationship between the extension and main house, including overlooking of the front and rear of the site, and the shared garden, access and parking demonstrates the close relationship and the scheme satisfies the requirements of the IDP with regard to dower accommodation.

The extension may also be used for any purpose which is incidental to the enjoyment of the dwelling. However, any other use (e.g. as a self-contained dwelling occupied independently from Le Brevedent) would need to be the subject of a separate application considered against the policies in place at that time.

The principle of extending a dwelling as proposed is therefore acceptable.

Other matters:

The addition of a boundary hedge between the agricultural land and domestic garden has been introduced due to the increased level of built form within the garden area which is likely to put pressure on the agricultural land. The boundary will prevent any overspill or encroachment onto the agricultural land and has been conditioned to be maintained and retained.

The ramped access from the rear of the garage has also been reduced in width, and the agent has indicated it is necessary to provide access for ride on mowers and other equipment necessary to maintain the agricultural land to the rear which will be stored in the garage.

The external render system appears to be exempt work, and the solar panels proposed to the rear are also likely to be exempt, however no cross sections have been provided to ensure the angle of the proposed panels meets the exemption criteria and so a suitable condition has been added requesting additional detail.

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 planning permission is granted for the proposed development. An informative note may be placed on the permission regarding the use of the outbuilding.

Date: 23/06/2026