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 extension and outbuilding, raise roof ridge height, extend and alter at ground and first floor levels, including linked 2 storey garage/ancillary living unit, create accommodation at second floor level and install 2 air source heat pumps (Revised Scheme).

LOCATION: La Haute Mare, Route Du Felconte, St. Pierre Du Bois.

APPLICANT: Mr & Mrs Bradley

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: 19/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH: JB-25-2246-02E, 03E, 04E

Application Ref: FULL/2026/0721

Property Ref: F002600000

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 balcony area serving the first floor of the main dwelling as hereby approved, the rendered blockwork wall along the east side of that balcony shall be constructed to a height of 1.8m above finished balcony level in accordance with the details shown on the approved drawings and shall thereafter be retained and maintained as such.

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

5. Prior to the first use of the balcony area serving the first floor of the garage building/dower unit (however named) as hereby approved, the 1.8m high obscure glazed screen shall have been installed to a minimum industry standard privacy level 3 in the position shown on the approved drawing (along the west elevation) and shall thereafter be retained and maintained as such.

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

6. The dwelling as altered shall not be first occupied until full details of the photovoltaic panels have been submitted to and approved in writing by the Authority and those panels have been installed and made operational in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1 metre

from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 18/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Haute Mare. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

For the avoidance of doubt, the garage/dower unit hereby approved shall be used as an integral part of and incidental to the principal dwelling presently known as La Haute Mare. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0721
Property Ref:	F002600000
Valid date:	03/06/2026
Location:	La Haute Mare Route Du Felconte St. Pierre Du Bois Guernsey GY7 9QB
Proposal:	Demolish extension and outbuilding, raise roof ridge height, extend and alter at ground and first floor levels, including linked 2 storey garage/ancillary living unit, create accommodation at second floor level and install 2 air source heat pumps (Revised Scheme).
Applicant:	Mr & Mrs Bradley

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 balcony area serving the first floor of the main dwelling as hereby approved, the rendered blockwork wall along the east side of that balcony shall be constructed to a height of 1.8m above finished balcony level in accordance with the details shown on the approved drawings and shall thereafter be retained and maintained as such.

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

5. Prior to the first use of the balcony area serving the first floor of the garage building/dower unit (however named) as hereby approved, the 1.8m high obscure glazed screen shall have been installed to a minimum industry standard privacy level 3 in the position shown on the approved drawing (along the west elevation) and shall thereafter be retained and maintained as such.

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

6. The dwelling as altered shall not be first occupied until full details of the photovoltaic panels have been submitted to and approved in writing by the Authority and those panels have been installed and made operational in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Haute Mare. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

For the avoidance of doubt, the garage/dower unit hereby approved shall be used as an integral part of and incidental to the principal dwelling presently known as La Haute Mare. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the south of Route du Felconte and comprises a dwelling with a detached garage along the western boundary. Ground levels rise from the road towards the site, resulting in the dwelling being elevated by approximately 0.7 metres above road level. The land also slopes down from east to west. As a result, the floor level of the dwelling to the east is approximately 1 metre higher than La Haute Mare, while the dwelling to the west is approximately 1.3 metres lower than the application site.

Surrounding the site the area comprises residential dwellings to the north-west, east and west with open fields to the north, further east and to the south.

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

Relevant History:

FULL/2025/1694	Demolish extension and outbuilding, raise roof ridge height, extend and alter at ground and 1st floor levels, including linked 2 storey garage/ancillary living unit.	Granted 12/02/2026

Existing Use(s):

Residential – property and garden area;
Agricultural – remaining land beyond the garden area to the south

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Policies considered most relevant:

GP8- Design
GP9- Sustainable development
GP13- Householder development

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 24th June 2026 stated the following:

"I have received the proposed plans for La Haute Mare, Route Du Felconte which were received by email on 5th June 2026 and there are issues of concern that I must raise.

I request that the following condition is attached should the application be granted due to the installation of 2 air source heat pumps:

- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1 metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.*

I would be grateful if these issues are considered during the determination of this application."

Conclusion/Brief comment:

Planning permission was granted under reference FULL/2025/1694 for a comprehensive redevelopment of the existing dwelling. The approved works included raising the roof to create full first-floor accommodation; constructing a two-storey extension on the eastern elevation incorporating a first-floor balcony; and erecting a replacement two-storey garage building comprising a double garage, gym, plant room and utility room at ground-floor level, with a games room and dower unit above. The garage was approved to be linked to, and accessed from, the main dwelling via a new single-storey extension. Permission was also granted for a substantial rear balcony with steps leading down to the garden.

The proposal that is the subject of this report is a revised scheme which incorporates the elements previously approved under the extant permission and, in addition, includes the following amendments:

- To raise the ridge height of the dwelling by 0.8m;

- To install two dormer windows in the front and rear elevations.
- To add a spiral staircase to provide access to the balconies from the rear garden and vice versa.
- To install 2 air source heat pumps.
- To widen the window in the north elevation at first floor serving the dower unit.
- To introduce stone cladding to parts of the front elevation to replace the composite boarding previously proposed.
- To increase the amount of solar panels installed on the roof of the main dwelling and garage.

The variations proposed are in-keeping with the design of the previously approved scheme and would not cause a detriment to the visual character or appearance of the surrounding area.

The proposal includes a 1.8-metre-high obscure-glazed screen on the west facing elevation of the balcony serving the main dwelling and a 1.8-metre-high rendered blockwork wall on the east facing elevation which will enclose the spiral staircase. A 1.8m high obscure glazed screen is also proposed along the west facing elevation of the balcony serving the garage building/dower unit. Together, these measures would prevent overlooking towards neighbouring properties in either direction, thereby safeguarding neighbouring privacy and amenity.

In addition, the ground and first floor windows on the eastern elevation which were required to be obscure glazed under condition 4 of the previous permission have been omitted from this revised scheme further reducing the potential for overlooking.

The Office of Environmental Health and Pollution Regulation has raised no objection to the proposed air source heat pumps, subject to the imposition of a condition requiring noise emissions to be controlled to an acceptable level. This is considered to be reasonable and acceptable from a planning perspective.

Subject to conditions requiring the balcony screening to be installed prior to first use of the balcony and the recommended OEHPR noise condition, it is considered that the proposal would not result in any unacceptable harm to the residential amenities of surrounding properties.

Confirmation has been provided that the proposed development has been designed to incorporate energy-efficient measures and to comply with current Building Regulations, in accordance with the requirements of Policy GP9. In addition, solar panels are proposed on the east-, west- and south-facing roof elevations. The provision of renewable energy technology would further enhance the sustainability credentials of the development and support the objectives of Policy GP9. Further details of the solar panels can be secured by condition, where necessary.

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: 18/08/2026