

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: Subdivide existing dwelling to form two dwellings and associated works.

LOCATION: Rosaura, Rue Queripel, St. Sampson.

APPLICANT: Rodney Tostevin

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: 10/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arctech:RT-20-1009-02, 04
Block Layout Plan, Site Location Plan.

Application Ref: FULL/2026/0794

Property Ref: B00797B000

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 proposed boundary treatment between the two dwellings shall be installed in the position shown on the approved Block Layout Plan (date stamped received 20th July 2026) prior to the completion of the development, or the first occupation of the 'Proposed Dwelling' as an independent planning unit (whichever is the sooner), in accordance with the agreed details, and shall thereafter be retained at all times.

Reason - To ensure appropriate demarcation exists prior to the completion of the development, or the first occupation of the newly formed dwelling to achieve an acceptable standard of design, privacy and amenity.

5. The hereby approved covered bicycle storage serving the existing and proposed dwelling, as currently installed, and shown on the approved Block Layout Plan (date stamped received 20th July 2026) shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

Expiry Date: This permission will cease to have effect on 09/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please note that, in respect of any application made under the Building Regulations (2012), a minimum of 7sqm is required for a single bedroom or 12sqm for a double bedroom (subject to the pitch of the roof space), a means of escape compliant window is required for the first-floor bedroom, a fire alarm system is required, and mechanical ventilation is required for the en-suite and for the kitchenette.

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/2026/0794
Property Ref: B00797B000
Valid date: 08/06/2026
Location: Rosaura Rue Queripel St. Sampson Guernsey GY2 4NB
Proposal: Subdivide existing dwelling to form two dwellings and associated works.

Applicant: Rodney Tostevin

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.

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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 - To encourage the use of bicycles as an alternative to the car to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

INFORMATIVES

Please note that, in respect of any application made under the Building Regulations (2012), a minimum of 7sqm is required for a single bedroom or 12sqm for a double bedroom (subject to the pitch of the roof space), a means of escape compliant window is required for the first-floor bedroom, a fire alarm system is required, and mechanical ventilation is required for the en-suite and for the kitchenette.

OFFICER'S REPORT

Site Description:

The application site consists of a detached dwelling-house located to the west of Rue Queripel. The property is located in a Main Centre Outer Area as defined in the Island Development Plan.

The property includes a 1.5 storey dower unit built against the north gable of the dwelling, as approved under application FULL/2015/1223.

Planning permission was also granted in 2015, under the former Urban Development Plan, to demolish the garage and extend the dwelling to create a self-contained residential unit (under application ref: FULL/2015/1223), although this permission subsequently lapsed and was not implemented.

Relevant History:

Reference No	Description	Decision	Date
PREA/2026/0608	Change of use of dower unit to private rental accommodation.	Pre-application enquiry	2026
FULL/2021/0007	Extend dwelling at first floor level on north (side) elevation, remove garage door and install door and window to east (front) elevation and infill window to north (side) elevation to create dower unit.	Granted	2021
FULL/2015/1223	Demolish existing garage and extend dwelling on west elevation to create self-contained residential unit and apply insulated render to main dwelling.	Granted	2015
PAPP/1998/3023	Erect a conservatory	Granted	1998
PAPP/1996/4676	Erect a fence and create a second road entrance/exit	Refused	1996

Existing Use(s):

Residential (dwelling-house).

Brief Description of Development:

Planning permission is sought to subdivide the existing dwelling to form two dwellings.

The application was deferred in order to address a number of matters including re-displaying the site notice, bicycle provision, and proposed boundary treatments. However given that the application was received on the 12th May 2026, the same day that the Authority determined solar panels would be required on new dwellings, it was not considered reasonable to require new solar provision to accord with Policy GP9 (Sustainable Development) in this case. Moreover, the main house features a number of solar panels on the rear roof slope.

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

MC2 Housing in the Main Centres and Main Centre Outer Areas,
GP8 Design,
GP9 Sustainable Development,
IP6 Transport Infrastructure and Support Facilities,
IP7 Private and Communal Car Parking,
IP9 Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016).

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the principle of the development is supported under policy, and the impact of the development on the character and appearance of the area.
- Whether the development provides a satisfactory living environment for future occupiers, and whether it would impact on the amenities of people living in the area.
- Whether the proposal would negatively impact on highway safety and/or traffic management.

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).**

While the property was granted planning permission in 2015 to create an independent dwelling-house, the Island Development Plan (IDP) was enacted in 2016 and therefore a material change in circumstances exists due to the introduction of a new planning policy framework. The current application is assessed based under the relevant IDP policies.

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.

Whether the proposal complies with Policy MC2 (Housing in Main Centres).

The principle of new housing within Main Centre Areas is supported under the provisions of Policy MC2 provided they accord with all other relevant planning policies and, where possible, accommodate a variety of dwellings.

The surrounding built environment is residential in character and comprises a mix of detached and semi-detached dwellings of varying types, scales, forms, and designs. The proposal would utilise existing built form and the proposed use would be consistent with surrounding uses.

The proposed dwelling would be of an appropriate scale and type of new housing which would maintain the character of the Main Centre Outer Area and would not result in the excessive concentration of residential properties in the locality.

The site is not identified as being Important Open Land as defined in the Island Development Plan proposals map.

Whether the development provides a satisfactory living environment and amenities for future occupiers and whether the development would impact on the amenities of people living in the area:

Careful consideration has been given to the following factors in assessing the health and well-being of the occupiers of the development including; adequate daylight, sunlight, aspect/outlook, privacy, internal space provision and private/communal open space as set out in Policy GP8 and Annex 1: Amenities.

The proposed dwelling features a dual aspect (east and west) and therefore would provide a satisfactory standard of daylight and sunlight which is considered to be sufficient when taking into account existing fenestration.

The external amenity space would also provide a satisfactory space in terms of size, outlook and relationship, subject to appropriate conditions regarding boundary treatments.

Internally, the facilities provided through the dower unit would also achieve a satisfactory internal living environment as it features a kitchenette and living room on the ground floor, and a bedroom and en-suite at first floor level. Initial comments from Building Control would not require changes to the current application, however should be attached to the decision through an informative, to aid preparation of an application for a Building Licence.

Whilst the new unit is modest in terms of its size, it complies with the minimum size room standards (30sqm) as set out in section G7 of the Building Regulations (2012). The size of the new dwelling is similar to that used in the Technical Housing Standards set out by the Department for Communities and Local Government (DCLG) which represents current best practice in England. This has been referred to in Guernsey for the purpose of ensuring that new development substantially exceeds minimum space standards (IDP Annex I).

The proposal is not considered to adversely affect privacy between the main house, or towards neighbouring properties as a result of the subdivision.

Overall, some concerns are raised with the size of the accommodation (internal space standards), however when balanced against other amenity matters such as daylight, sunlight, aspect/outlook and privacy, these elements of the design are on balance considered to be acceptable, as well as taking into account the high density of the surrounding built environment within the Main Centre Outer Areas, as well as the Planning history of the site.

The proposal will not have a significant impact on the amenities of neighbouring residents.

Parking and access issues:

As indicated on the drawings submitted, the proposed dwelling would be served by 1 car parking space, which presently serves the dower unit. There would also be sufficient space to incorporate bin storage to the front of the property to serve the new unit. There would be no change to the existing access or hardsurfacing on site.

When taking into account the dower unit, it is unlikely that there would be any increase in vehicle movements that could affect highway safety or traffic management. Whilst it would be desirable to ensure that new dwellings incorporate a turning point to enable a vehicle to egress from the site in forward gear, Rue Queripel is recognised as a Neighbourhood Road and thus is likely to experience low traffic speeds and volumes. Therefore when taking into account the existing use of the access point, together with the previous planning history of the site and the nature of the immediate road network, the impact on highway safety would be negligible in this case.

In light of the amendments secured, there is capacity for the storage of a bicycle within the private amenity space to the rear of the property. Consequently, this element of the proposal is supported under the provisions of Policy IP7 and Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 07/08/2026