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: Variation to previously approved plans to raise roof ridge height and extend and alter at ground, first and second floor levels, including balcony and raised terrace area to east (rear) elevation. Install rooflights, covered area and alteration to fenestration to outbuilding/pool room and install hardstanding. Create additional parking area, alter vehicle access/roadside boundaries - Omit extension at 1st and 2nd floor levels to rear, alter roof coverings and rooflights, refurbish and alter dormers to rear elevation and alter fenestration, raise and extend raised terrace area, alter landscaping and parking area, install 2 air source heat pumps to north elevation of outbuilding.

LOCATION: La Haute Banque, Rue Godfrey, Vale.

APPLICANT: Mr & Mrs Lyall

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: 16/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - 100778/0100H, 0200G, 0500H, 0700G, 0701E, Mitsubishi Electric Product Information (date stamped received 27th May 2026).

Application Ref: FULL/2026/0913

Property Ref: C003450000

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 on or before 08/10/2028, as set out under the terms and conditions of planning permission ref: FULL/2025/1253.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 09/10/2025, issued under planning application reference FULL/2025/1253, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

5. 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 - To protect the amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 08/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
It is noted that the drawings include reference to crushing of inert material at the site. Please note that any onsite crushing must be carried out by a person holding an Air Pollution Licence issued by the Director of Environmental Health and Pollution Regulation and therefore you may wish to contact the Office of Environmental Health and Pollution Regulation separately.

For the avoidance of doubt, this decision permits the conversion of the existing garage to a 'pool room' to be used incidental to the principal dwelling presently known as (La Haute Banque). 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.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as La Haute Banque.

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/2026/0913
Property Ref:	C003450000
Valid date:	27/05/2026
Location:	La Haute Banque Rue Godfrey Vale Guernsey GY3 5EG
Proposal:	Variation to previously approved plans to raise roof ridge height and extend and alter at ground, first and second floor levels, including balcony and raised terrace area to east (rear) elevation. Install rooflights, covered area and alteration to fenestration to outbuilding/pool room and install hardstanding. Create additional parking area, alter vehicle access/roadside boundaries - Omit extension at 1st and 2nd floor levels to rear, alter roof coverings and rooflights, refurbish and alter dormers to rear elevation and alter fenestration, raise and extend raised terrace area, alter landscaping and parking area, install 2 air source heat pumps to north elevation of outbuilding.
Applicant:	Mr & Mrs Lyall

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 on or before 08/10/2028, as set out under the terms and conditions of planning permission ref: FULL/2025/1253.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 09/10/2025, issued under planning application reference FULL/2025/1253, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

5. 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 - To protect the amenities of neighbouring residents.

INFORMATIVES

It is noted that the drawings include reference to crushing of inert material at the site. Please note that any onsite crushing must be carried out by a person holding an Air Pollution Licence issued by the Director of Environmental Health and Pollution Regulation and therefore you may wish to contact the Office of Environmental Health and Pollution Regulation separately.

For the avoidance of doubt, this decision permits the conversion of the existing garage to a 'pool room' to be used incidental to the principal dwelling presently known as (La Haute Banque). 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.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as La Haute Banque.

OFFICER'S REPORT

Site Description:

The application site comprises a traditional, 2.5 storey detached dwelling-house and detached garage located to the east of Rue Godfrey. The property is served by a private lane to the south of the property which also leads to a neighbouring property to the east.

The house comprises a traditional façade, including sash windows with decorative mouldings, a Captains dormer and rendered quoins. Towards the rear, the building features a two storey flat roof extension which appears to have been added sometime between 1979 and 1990, based on orthophotographs. The extension is considered to detract from the traditional character and appearance of the building by virtue of its flat roof form, together with its mass and bulk.

Whilst traditional, the property is not a protected building, nor is it situated within a Conservation Area. The application site is located Outside of the Centres as designated in the Island Development Plan Proposals Map.

Planning permission was granted in 2025 (ref FULL/2025/1253) to raise the ridge height, and extend and alter the dwelling at ground, first and second floor level to the rear. The application also included other elements, such as a raised terrace area, alterations to the existing garage to convert it into a pool room, as well as creating an additional parking area, and altering the vehicle access and roadside (south) boundary.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/1253	Raise roof ridge height and extend and alter at ground, first and second floor levels, including balcony and raised terrace area to east (rear) elevation. Install rooflights, covered area and alteration to fenestration to outbuilding/pool room and install hardstanding. Create additional parking area, alter vehicle access/roadside boundaries.	Granted	2025
PREA/2025/0236	Extend and alter dwelling	N/A	2025

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is now sought to vary the permission (ref FULL/2025/1253) by omitting the extension at 1st and 2nd floor levels to the rear, alter roof coverings and rooflights, refurbish and alter dormers to rear elevation, and alter fenestration, raise and extend raised terrace area, alter landscaping and parking area, as well as installing two air source heat pumps (ASHP) to the north elevation of the outbuilding.

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

GP8 Design
GP9 Sustainable development
GP13 Householder Development

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation's comments:

"I have reviewed the revised plans for the alterations to the above property, which were received by email on 15th June 2026 and there are a number of issues of concern that I must raise.

I have carried out an approximate acoustic calculation based on the specifications provided for two PUZ-WZ60VAA Ecodan R290 air source heat pumps to be installed at the site. The results indicate that the units are likely to operate below the existing background noise level at the nearest noise sensitive receptor. In order to protect the amenity of those living close to the site, I would recommend that the following condition is attached to any consent granted for this application:

- *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 also note that the plans include reference to crushing of inert material at the site. I would like to highlight that any onsite crushing must be carried out by a person holding an Air Pollution Licence issued by the Director of Environmental Health and Pollution Regulation.

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

Summary of Issues:

- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

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).

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.

The omission of the 1st and 2nd floor extension to the rear elevation of the dwelling is acceptable and will significantly reduce the scale, bulk and mass of the development.

All other alterations to the scheme, including the alteration to the dormer windows, roof profile, external insulation, and extending the parking area and timber decking, are all acceptable, and will have a negligible effect on the overall design of the scheme or the character and appearance of the surrounding area.

While the proposed ASHP's will be located to the north of the pool house, adjacent to the north boundary, the proposal is not considered to significantly affect the amenities of neighbouring residents in light of Environmental Health and Pollution Regulation's comments, subject to attaching an appropriate condition.

An informative should also be attached to the decision with regards to crushing of inert waste on site taking into account the Environmental Health and Pollution Regulation's comments.

Overall, the variation proposed will generally limit the effect on the character and appearance of the surrounding area, and subject to conditions, will not adversely affect neighbour amenity. On this basis, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 13/07/26