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: Change of use of outbuilding from residential (Use Class 1) to use as part of the dwelling for business purposes (Use Class 5).

LOCATION: La Raiette, Les Vallettes, St. Saviour.

APPLICANT: Mrs S Loveridge

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: 26/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, Proposed Layout for grooming parlour Plan

Application Ref: FULL/2026/1082

Property Ref: E00140B000

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 dog grooming business hereby approved shall only be carried out between 08:00 hours and 18:00 hours on Mondays, Tuesdays, Wednesdays and Fridays, between 08:00 and 20:00 hours on Thursdays and between 08:00hours and 12:00hours on Saturdays, and there shall be no working on Sundays or Bank/Public Holidays.

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.

5.At any one time there shall be only two dogs on the premises in relation to the dog grooming business hereby approved.

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.

6.The use hereby permitted shall continue only for as long as the associated dwelling is occupied by a person employed in that business.

Reason - The operation of the business from the application site would be unsatisfactory in its effect on the dwelling in question if it were isolated from the business activities.

7.This permission relates to the use of this dwelling for the home based business specified in the application, in accordance with the provisions of Residential use class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance. On the cessation of any professional or business purposes or retail trade or business in accordance with this use class, the dwelling shall revert to use as a single dwellinghouse, as defined in Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - To allow return to use as a single dwellinghouse without the need for a further grant of planning permission.

Expiry Date: This permission will cease to have effect on 25/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
Please note that the decision to grant planning permission is based on the information contained in your letter dated 01/07/2026. This indicates that your proposal involves home working and thus falls within Residential Use Class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017. This is defined as:

'Use of any dwelling principally as a permanent residence for one household but also, by a member of that household, for professional or business purposes or retail trade or business and carried on in not more than two rooms but which does not involve -

(a) storage of hazardous or odorous materials,

(b) a use falling within use classes 26 or 27 or for any general, or special industrial purpose, or
(c) any other use which could not be carried on without material detrimental effects on a neighbouring property.'

Any significant change in the way in which the business is run from that described in the above letter may mean that the use no longer falls within Residential use class 5, thus resulting in the need for a separate grant of planning permission.

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/2026/1082
Property Ref:	E00140B000
Valid date:	23/07/2026
Location:	La Raiette Les Vallettes St. Saviour Guernsey GY7 9YW
Proposal:	Change of use of outbuilding from residential (Use Class 1) to use as part of the dwelling for business purposes (Use Class 5).
Applicant:	Mrs S Loveridge

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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7. This permission relates to the use of this dwelling for the home based business specified in the application, in accordance with the provisions of Residential use class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance. On the cessation of any professional or business purposes or retail trade or business in accordance with this use class, the dwelling shall revert to use as a single dwellinghouse, as defined in Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - To allow return to use as a single dwellinghouse without the need for a further grant of planning permission.

INFORMATIVES

Please note that the decision to grant planning permission is based on the information contained in your letter dated 01/07/2026. This indicates that your proposal involves home working and thus falls within Residential Use Class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017. This is defined as:

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(b) a use falling within use classes 26 or 27 or for any general, or special industrial

purpose, or

(c) any other use which could not be carried on without material detrimental effects on a neighbouring property.'

Any significant change in the way in which the business is run from that described in the above letter may mean that the use no longer falls within Residential use class 5, thus resulting in the need for a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a semi-detached pre1900 property of traditional character and appearance, with a single storey outbuilding to the rear. Surrounding the site the area comprises residential properties to the east, north and west with agricultural land beyond and to the south.

The site is situated to the south and accessed from Les Vallettes.

The site is situated Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan. The property to the west is a protected building.

Relevant History:

None relevant

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP5: Protected Building (setting)
GP8: Design
GP14: Home Based Employment

IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Consultations:

States Vet

By email dated 30th July 2026 stated the following:

"The applicant proposes soundproofing measures to reduce noise impacts on neighbouring properties, however, it is not clear how adequate ventilation of the grooming shed will be achieved which is paramount for animal welfare. The options she has are a mechanical ventilation or air conditioning system that allows windows to remain closed, acoustic trickle vents/ attenuated ventilation systems or opening windows only when grooming is not taking place.

It would therefore be helpful to understand what ventilation arrangements are proposed to ensure a suitable environment for both animals and staff while maintaining the intended acoustic performance.

If these comments aren't appropriate to your planning query, then please feel free to inform the applicant to contact us as we would be happy to engage."

Office of Environmental Health and Pollution Regulation
By letter dated 19th August 2026 stated the following:

"I have reviewed the proposed plans for La Raitte which were received by email on 24th July 2026 and there are a number of issues of concern that I must raise. I have concerns regarding the potential for noise nuisance to arise from the proposed grooming salon, particularly in relation to dog barking and the operation of grooming equipment. In order to protect the amenity of nearby residents, I recommend that the following conditions be attached to any consent granted for this application:

- *A maximum of 2 business related dogs are to be allowed on the business premises at any one time (excluding personnel pets).*
- *No dogs shall be boarded as part of the business operations.*
- *Dog grooming equipment shall be operated in the building only while all doors and windows remain closed.*
- *The use hereby permitted shall not be open to dog grooming except between the hours of 08:00 and 18:00 on Tuesdays to Fridays, 08:00 and 12:00 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.*

The applicant may want to consider internal ventilation solutions to maintain animal welfare standards and would be encouraged to speak to the States Veterinary Office. Should external, air handling systems be proposed this office would expect a further application.

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

Following further discussions OEHPR confirmed the following:

"Further to our conversation on the phone this afternoon I can confirm that the following amendments to the comments dated 19th August 2026 are recommended:

Removal of the third recommended condition in relation to doors and windows being closed whilst dog grooming equipment is being operated

The forth condition can be amended to read as follows:

The use hereby permitted shall not be open to dog grooming except between the hours of 08:00 and 18:00 on Monday, Tuesday, Wednesday and Friday, between 08:00 – 20:00 on Thursday and between 08:00 – 12:00 on Saturdays. There shall be no use at any time on a Sunday and during Bank or Public Holidays."

Conclusion/Brief comment:

Planning permission is sought to change the use of an existing outbuilding to be used as a dog grooming parlour (Residential Use Class 5).

Policy GP14 supports the operation of small-scale home businesses outside the Main and Local Centres as long as it will not have an adverse impact on neighbouring properties or the surrounding area as a result in increased activity and disturbance. Home-based working typically employs a low number of people, have a low intensity use, do not require a significant level of support services and are of a scale and form which do not detract from the character of the surroundings.

As part of the application a supporting letter has been submitted, to describe the operational characteristics of the proposed home-based business. The relevant points of the letter are summarised as follows:

- Given the size of the building, only one dog is being groomed at the time and owners are encouraged to stay and observe meaning that dogs arrive and leave promptly reducing overlap;
- The opening hours of the business will be 8am-6pm Monday, to Wednesday, 8am-8pm on Thursday, 1pm to 5pm on Friday and the possibility of infrequent weekend working never more than 1 to 2 hours over any given weekend;
- Parking is available to the side of the premises and also to the front on the roadside;
- The cabin has been sealed and lined with washable hygiene board and the timber behind is 44mm to ensure sound proofing;
- There is no need for boarding requirements nor is this proposed as part of the application;

Given the single-storey nature of the outbuilding and its limited floorspace, the primary use of the site will clearly remain residential. The proposed hours of operation and the low-intensity nature of the business are such that any impact on residential amenity is unlikely to be significant. Furthermore, no objections have been raised by the Office of Environmental Health and Pollution Regulation (OEHPR) (subject to conditions). As such, any harm arising from the proposal would not be sufficient to justify refusal of planning permission.

OEHPR has requested conditions restricting the hours of operation and limiting the number of customer dogs present on the site to two at any one time. These requirements are considered reasonable and necessary in planning terms.

In relation to comments raised by the States Veterinary Officer regarding ventilation during grooming sessions, further discussions with OEHPR have confirmed that, given the limited scale of the proposed use, it would be unreasonable and impractical to require windows to remain closed while dog grooming activities are taking place. Windows may therefore be opened as necessary to provide adequate ventilation and address the concerns raised.

The west elevation contains a number of doors and windows facing the garden of the application property and the neighbouring property, Les Raies Farm House. A further window is located within the north elevation facing towards the rear elevation of L'Ecurie to the north-east. However, given the single-storey nature of the building and the presence of existing boundary screening, any additional overlooking associated with the business would not result in harm to the amenities of neighbouring occupiers. Moreover, no external alterations are proposed as part of the application.

The site benefits from available on-site and roadside parking, providing sufficient capacity for both customers and residents. Given the low-intensity nature of the proposed use, the development is not expected to generate a material increase in vehicle movements. Accordingly, there are no concerns regarding highway safety or capacity.

The proposal intends to use an existing outbuilding and no external alterations are proposed as part of the application. The scheme would therefore not harm the setting of adjacent protected building.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:
Grant with Conditions ☑

Date: 26/08/2026