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: Extend and alter at ground floor level, erect single storey ancillary outbuilding/garden room to north-east of dwelling, alter and extend raised terrace area, relocate swimming pool, create sunken fire pit and entertainment area, landscaping and associated works.

LOCATION: Oceanu, Rue Du Rocher, Torteval.

APPLICANT: Mr & Mrs M G Richards

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: 01/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 20-1225 WD/01 Rev A, WD/02 Rev A, WD/03 Rev A, WD/14, PD/06 Rev B.

Application Ref: FULL/2026/1123

Property Ref: G004720000

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.

Expiry Date: This permission will cease to have effect on 30/09/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2026/1123
Property Ref:	G004720000
Valid date:	13/08/2026
Location:	Oceanu Rue Du Rocher Torteval Guernsey GY8 0PQ
Proposal:	Extend and alter at ground floor level, erect single storey ancillary outbuilding/garden room to north-east of dwelling, alter and extend raised terrace area, relocate swimming pool, create sunken fire pit and entertainment area, landscaping and associated works.
Applicant:	Mr & Mrs M G Richards

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a 1.5 storey detached dwelling-house, located on a corner plot between Rue Du Rocher and Route De Pleinmont.

Due to the elevated nature of the site, the property is highly visible from multiple vantage points.

The property is located Outside of the Centres and is within an Agriculture Priority Area as defined in the Island Development Plan and has been subject to various extensions and alterations over the years.

Planning permission was granted in 2023 to erect a single storey extension and extend the raised terrace area to the north (rear) elevation, erect link extension to the west and south of the property and erect a single storey detached outbuilding/garden room adjacent to the east boundary (application ref: FULL/2023/0839).

As set out in the agent's letter dated 10th July 2026, permission is now sought to renew the permission FULL/2023/0839 as it lapsed on 12th July 2026. The new scheme includes the addition of two roof lights on the west elevation serving the home gym.

Relevant History:

Reference No	Description	Decision	Date
FULL/2023/0839	Erect single storey extension and extend raised terrace area to north (rear) elevation, erect link extension to west (side) and south (front) elevation, erect single storey detached outbuilding/garden room to east boundary.	Granted	2023
FULL/2021/1314	Extend and alter at basement, ground and first floor level to provide additional accommodation.	Granted	2022
FULL/2018/2229	Erect glazed link and extend dwelling to north and east elevations.	Granted	2018

FULL/2014/3518	Variation to plans previously approved to erect glazed link and extend dwelling (north and east elevations) to provide pool equipment room and garden room in basement and home office on ground floor - alter levels of proposed extension, alter fenestration on north and west elevation and install windows on east elevation.	Granted	2015

Existing Use(s):

Residential

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

Conclusion/Brief comment:

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.

The former application (ref: FULL/2023/0839) was granted in 2023 in accordance with the Island Development Plan policies. Since the grant of permission, there has been no material change in circumstances, including planning policy or Supplementary Planning Guidance (SPG), which could warrant a different decision.

The incorporation of two rooflights on the west elevation of the proposed gym represents a negligible change, and does affect the overall design of the scheme, character of the area, visual amenity or neighbour amenity.

On this basis, the proposal is still compliant with policies GP8, GP9 and GP13.

It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 29/09/26