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 extensions and outbuilding, extend and alter at ground floor level and first floor level, including raised terrace, cantilever terrace to south (rear) of property and install air source heat pump to west elevation. Erect pillars and gate to north of site.

LOCATION: Mandeville, Hautes Mielles, Vale.

APPLICANT: Regency Capital (CI) Limited

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: 17/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Evans Architecture - 2615 03.01 (date stamped received 03 August 2026), 02 (date stamped received 03 November 2026), 03 (date stamped received 03 August 2026), 04 (date stamped received 17 July 2026), 05 (date stamped received 03 August 2026), 06 (date stamped received 02 November 2026) & aroTHRTM Plus Specifications

Application Ref: FULL/2026/1131

Property Ref: C00108A000

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 commencement of any works in connection therewith full details of the gates shall have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the gates are of satisfactory design and do not have any adverse impact on the character of the area.

5.The PV panels shall not be installed until a written specification for their construction has been submitted to and approved in writing. The PV panels shall be installed only in accordance with the approved details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the solar panels are of satisfactory design and does not have any adverse impact on the character of the area.

6.No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

7.Prior to the first use of the first floor terrace hereby approved, the 1.8m high obscure glazed balustrades to a minimum industry standard privacy level 3 shall be installed in

the positions shown on drawing refs 2615 03.02 & 03.06 and shall be retained as such thereafter.

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

8.The first floor windows in the west facing elevation serving bedroom 3, and the north facing elevation serving the dressing room and ensuite shall be fitted with obscure glass to a minimum privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these windows shall be retained as such thereafter.
Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

9.During construction of the works hereby approved no building materials, plant or equipment of any type shall be stored within the Site of Special Significance as identified as shaded green on the 1:200 scaled block plan Ref: 03.01.

Reason - In order to protect the Site of Special Significance.

10.Noise associated with the air source heat pump 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.

11.Notwithstanding the details of drawing no. 03.01, the proposed fence shall be no taller than 0.9m from the gate running northwards to the road edge.

Reason - To ensure that the road can continue to be used safely by the removal of potential visual obstruction and to reduce visual impacts on the streetscene.

Expiry Date: This permission will cease to have effect on 16/11/2029 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/2026/1131
Property Ref:	C00108A000
Valid date:	04/08/2026
Location:	Mandeville Hautes Mielles Vale Guernsey GY3 5BB
Proposal:	Demolish extensions and outbuilding, extend and alter at ground floor level and first floor level, including raised terrace, cantilever terrace to south (rear) of property and install air source heat pump to west elevation. Erect pillars and gate to north of site.
Applicant:	Regency Capital (CI) Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 commencement of any works in connection therewith full details of the gates shall have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the gates are of satisfactory design and do not have any adverse impact on the character of the area.

5. The PV panels shall not be installed until a written specification for their construction has been submitted to and approved in writing. The PV panels shall be installed only in accordance with the approved details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the solar panels are of satisfactory design and does not have any adverse impact on the character of the area.

6. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

7. Prior to the first use of the first floor terrace hereby approved, the 1.8m high obscure glazed balustrades to a minimum industry standard privacy level 3 shall be installed in the positions shown on drawing refs 2615 03.02 & 03.06 and shall be retained as such thereafter.

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

8. The first floor windows in the west facing elevation serving bedroom 3, and the north facing elevation serving the dressing room and ensuite shall be fitted with obscure glass to a minimum privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these windows shall be retained as such thereafter.

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

9. During construction of the works hereby approved no building materials, plant or equipment of any type shall be stored within the Site of Special Significance as identified as shaded green on the 1:200 scaled block plan Ref: 03.01.

Reason - In order to protect the Site of Special Significance.

10. Noise associated with the air source heat pump 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.

11. Notwithstanding the details of drawing no. 03.01, the proposed fence shall be no taller than 0.9m from the gate running northwards to the road edge.

Reason - To ensure that the road can continue to be used safely by the removal of potential visual obstruction and to reduce visual impacts on the streetscene.

OFFICER'S REPORT

Site Description:

The property comprises a detached single-storey dwelling situated behind a row of properties fronting Hautes Mielles to the north and Rocque Roussee to the east. The surrounding area is predominantly residential in character, with neighbouring dwellings located to the north, east and south. To the west lies an area of open land designated as a Site of Special Significance (SSS), beyond which are further residential properties.

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

Relevant History:

None relevant

Existing Use(s):

Residential – property and garden area
Agricultural – land beyond the garden area for the property.

Brief Description of Development:

Planning permission is sought for the demolition of the existing extensions and an outbuilding, together with alterations and extensions at both ground and first-floor level. The proposals include a raised terrace, a cantilevered terrace on the southern elevation, and the installation of an air source heat pump on the western elevation of the property. In addition, permission is sought for the erection of two gate pillars and a gate to the north of the site.

During the assessment of the application, concerns were raised regarding the west-facing windows serving Bedroom 3 and part of the first-floor balcony, due to the potential for overlooking neighbouring garden areas to the west.

In response to these concerns, the applicant's agent submitted amended plans showing that the windows will be fitted with obscure glazing and that a 1.8m-high obscure-glazed balustrade will be installed along the northern elevation and part of the western elevation of the balcony. These measures are intended to prevent views towards neighbouring properties and mitigate any overlooking impacts.

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

GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable development
GP13: Householder development

Representations:

Two letters of representation were received objecting to the application. The grounds for objection are summarised as follows:

Scale and Visual Impact

- The existing dwelling is a modest single-storey building.
- The proposed first-floor extension would significantly increase the building's height, scale and visual prominence.
- As a result, the dwelling would appear more dominant within the surrounding area, particularly when viewed from neighbouring gardens.
- The proposal would represent an overly prominent and intrusive form of development that fails to achieve an appropriate balance between enhancing the property and protecting neighbouring amenity.

Privacy and Residential Amenity

- The proposed first-floor accommodation and elevated terrace areas would increase overlooking and reduce the privacy currently enjoyed by neighbouring properties.
- The introduction of upper-floor living space and elevated outdoor areas would create a materially different relationship with adjoining properties.
- The proposed glass balustrades would provide only limited screening and would not adequately mitigate these impacts.
- The proposal would adversely affect the privacy and open outlook that neighbouring residents have long enjoyed.

Consultations:

The States Office of Environmental Health and Pollution Regulation

By letter dated 25th August 2026 stated the following:

"I have reviewed the proposed plans for the above property which include the installation of an air source heat pump to the west elevation. There is currently insufficient information for me to fully consider the application.

The proposals include reference to a 'proposed Vaillant or similar approved aroTHERM plus 12kW air source heat pump (final specification subject to detailed M&E design)'. However, in order to assess the potential impact to the amenity of nearby residential properties, I require the specifications of the proposed unit(s) to be submitted, including any acoustic information."

Further details regarding the proposed ASHP were forwarded to OEHPR and by email dated 13th November 2026 they stated the following:

I have carried out an approximate acoustic calculation based on the specification provided for a 12kW aroTHERM plus air source heat pump. The results indicate that the unit is 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 would be grateful if these issues are considered during the determination of this application.

<u>Summary of Issues</u>:

- 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.
- Parking and access issues

<u>Assessment against</u>:

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).

Legal and Policy context:

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 principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

Design, character and amenity:

The concerns raised during the public consultation process regarding the design of the proposal, particularly its height, scale and massing, have been noted and carefully assessed. While the development would increase the height and overall bulk of the existing dwelling, cross-sectional drawings submitted in support of the application demonstrate that the proposed form would remain proportionate and would not appear out of keeping with the surrounding built environment.

The area is characterised by a varied pattern of development, comprising single-storey, one-and-a-half-storey, two-storey and two-and-a-half-storey dwellings. Although the proposal would result in a building taller than the surrounding one-and-a-half-storey properties and particularly those fronting Rocque Roussee to the east, Policy GP8 supports multi-storey development as a more efficient use of land. In addition, a number of larger dwellings are located along Hautes Mielles to the north and within the surrounding area which the proposal will be seen will in context.

The dwelling occupies a set-back position behind the frontage properties and would be viewed at a distance from public vantage points. Furthermore, the proposed first-floor accommodation would be concentrated within the northern half of the building rather than extending across its entire footprint. Consequently, the increase in scale and height would not appear incongruous within the street scene, particularly when viewed in the context of the larger properties along Hautes Mielles.

Whilst the proposal will introduce a contemporary design with mono-pitched roofs which differs to immediate neighbours, there is no uniform style or design of properties in the surrounding area. The property is not located within a Conservation Area or other sensitive area, as set out in the preceding explanation to Policy GP8, and Policy GP8 provides support for personal choice in design matters in such circumstances.

Overall, the proposed alterations are considered to achieve a good standard of design by virtue of the scale, form, massing and materials. The development would not detract from the openness of the area or give rise to any significant adverse impact on the character of the local built environment, and is therefore considered to accord with Policies GP1, GP8 and GP13.

Neighbour amenity

GP8: Design indicates that new development will be supported where it is demonstrated that it will not have an unacceptable impact on neighbouring amenity and considers the health and well-being of the occupiers.

Concerns have been raised through the public consultation process regarding the potential for increased overlooking particularly from the terraces and first floor accommodation proposed. Although not referred to as a reason for objection the potential for the proposal to overshadow and cause a loss of on sunlight/daylight to surrounding properties also needs to be assessed.

Views from the windows on the western elevation and from the first-floor terrace have the potential to increase overlooking of the garden areas of neighbouring properties to the west. However, as noted earlier in this report, amended plans have been submitted by the applicant's agent to address these concerns. The west-facing windows will be fixed shut and fitted with obscure glazing, and a 1.8m-high obscure-glazed balustrade will be installed along the northern elevation and part of the western edge of the terrace. These measures will prevent direct views towards neighbouring garden areas and maintain an acceptable level of privacy.

To the north, a small window is proposed to serve the dressing room and a further window is proposed for the en-suite. To safeguard the amenities of neighbouring occupiers, it is considered appropriate for these windows to be fitted with obscure glazing. This can be secured by condition.

The representations received regarding potential overlooking from the first-floor accommodation and terrace have been carefully considered and assessed during the site inspection. The first-floor window on the eastern elevation will be located approximately 19 metres from the boundary with neighbouring properties to the east, which is sufficient to maintain privacy. Furthermore, this window will serve a void and internal stairwell, with the occupied areas set approximately 2 metres

further back. Views from the terrace in this direction would be at an even greater distance and would not result in an unacceptable impact on residential amenity.

At ground-floor level, the fenestration on the eastern elevation will be raised slightly compared with the existing arrangement. However, given the separation distance to the boundary and the existing boundary screening, the proposal would not result in any materially greater overlooking or loss of privacy than currently exists. Whilst the proposal includes a garage that will project closer to the eastern boundary than the existing dwelling, the established boundary screening along this boundary will prevent direct views from the double doors proposed in the eastern elevation. As such, the garage is not considered to give rise to any unacceptable overlooking or harm to the residential amenities of neighbouring occupiers.

To the south, views will be directed towards open agricultural land, with neighbouring properties located beyond. Given the significant separation distances involved, the proposal would not have an adverse impact on the residential amenities of occupiers in this direction.

In respect of light loss and overshadowing, shadow analysis drawings have been submitted and demonstrate that the proposal would not have a significant adverse effect on neighbouring properties.

The scheme has been designed to provide for the future occupiers of the dwelling with flexible living accommodation which includes a lift, off-road parking and private amenity space which will provide access for all and will enable future occupiers to remain in the property for longer. The drawing shows that the extent of curtilage associated with the existing dwelling will remain unchanged and the agricultural land to the south and the SSS to the west will remain un-altered. Notwithstanding this, it is recommended that a condition be imposed to ensure that no building materials, equipment or other items are stored within the SSS during construction works.

The proposal will alter the relationship of the dwelling with neighbouring properties and introduce a first-floor element where none currently exists. However, for the reasons set out above, it would not result in an unacceptable impact on the amenities of surrounding residential occupiers. Whilst neighbouring properties may experience some change in outlook, the proposed extensions are sufficiently set away from surrounding boundaries to avoid appearing overbearing or oppressive. Any loss of a private view is not a material planning consideration and cannot be afforded weight in the assessment of the application.

Overall, any impact on neighbouring amenity is not considered to be so significant as to justify the refusal of planning permission. The proposal is therefore considered to accord with Policies GP8, GP9 and GP13 in this respect.

<u>Parking and access issues</u>

It is proposed to erect two gate pillars and a gate spanning the width of the vehicle access/egress point to the north of the property, the entrance point to the east will remain unaltered. A fence is also proposed to run the entire length of the east boundary of the drive from the road.

The gates are to be positioned circa 8m from the carriageway which will enable cars to safely leave the highway to wait for the gates to operate without causing obstruction. The drawings indicate that a 1.8m high gate and fence will be installed however no specific details have been provided. It is recommended that conditions be included for precise details of the gate to be provided prior to their construction on site and to restrict the height of the fence between the gate and the road to ensure that visibility along the road is maintained and to reduce visual impacts on the street scene.

Space to enable vehicles to turn within the site has been maintained to enable vehicles to access and leave the site forward facing. The area of hardstanding has been kept to a minimum the surfacing material will be permeable.

Based on the above the proposal would not negatively impact on highway safety and complies with the relevant provisions of the IDP.

Other issues

Paragraph 19.10.4 of the IDP (which forms the preceding text to Policy GP9) outlines that the design, layout and orientation of buildings, their form of construction and the materials used have a key role in delivering more sustainable development and reducing energy demand.

A supporting statement has been submitted confirming that the requirements of Policy GP9 regarding energy use and current Building Regulations have been considered. The drawings also show that PV cells will be installed on the roof of the building and that permeable paving will be used. The scheme therefore satisfies policy GP9 of the IDP.

Although the application site includes the SSS to the west, this area lies outside of the domestic curtilage and no development is proposed within it. It is recommended however that a condition is included to ensure that no building materials, plant or equipment used in the construction of the works be stored on the SSS.

For the reasons outlined above, the proposed development is considered to comply with the relevant planning policies and to be acceptable in terms of all other material planning considerations. Accordingly, it is recommended that planning permission be granted, subject to conditions.

Date: 16/11/2026