**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:** Alterations to widen and alter gated vehicular access, alterations to ground levels and install hardstanding and extend parking area and associated works.

**LOCATION:** La Valette, Rue Du Gouffre, Forest.

**APPLICANT:** Mr & Mrs Falla

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: 23/09/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Arch+: 262-3-301, 302 & 303

**Application Ref:** FULL/2026/1139

**Property Ref:** H003500000

**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.Within 2 months of the vehicular access being widened, the roadside boundary treatment shall be made good to match as closely as possible to the existing boundary treatment, in accordance with the approved details.

Reason - To ensure the works are carried out in a reasonable timeframe in the interests of visual amenity.

5.This decision does not give consent for the removal of the boundary wall to the west of the dwelling-house as noted on drawing ref: 262-3-301.

Reason - To define the extent of this permission. Based on the information available to the Authority the existing wall currently demarcates the recognised domestic curtilage and the adjoining agricultural land to the west.

**Expiry Date: This permission will cease to have effect on 22/09/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

The Authority does not recognise all of the land outlined on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as La Valette. The extent of curtilage/garden as recognised by the Planning Service can be established through a property search, details of which can be found online: https://gov.gg/property_search

As set out on drawing ref: 262- 3 -301, erecting a store/workshop to the south of the property which fronts onto Les Villets Road may require a separate grant of planning permission.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. Measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works.

**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**

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|---|---|
| **Application No:** | FULL/2026/1139 |
| **Property Ref:** | H003500000 |
| **Valid date:** | 29/07/2026 |
| **Location:** | La Valette Rue Du Gouffre Forest Guernsey GY8 0BN |
| **Proposal:** | Alterations to widen and alter gated vehicular access, alterations to ground levels and install hardstanding and extend parking area and associated works. |
| **Applicant:** | Mr & Mrs Falla |

**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.

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. Within 2 months of the vehicular access being widened, the roadside boundary

treatment shall be made good to match as closely as possible to the existing boundary treatment, in accordance with the approved details.

Reason - To ensure the works are carried out in a reasonable timeframe in the interests of visual amenity.

5. This decision does not give consent for the removal of the boundary wall to the west of the dwelling-house as noted on drawing ref: 262-3-301.

Reason - To define the extent of this permission. Based on the information available to the Authority the existing wall currently demarcates the recognised domestic curtilage and the adjoining agricultural land to the west.

**INFORMATIVES**

The Authority does not recognise all of the land outlined on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as La Valette. The extent of curtilage/garden as recognised by the Planning Service can be established through a property search, details of which can be found online: https://gov.gg/property_search

As set out on drawing ref: 262- 3 -301, erecting a store/workshop to the south of the property which fronts onto Les Villets Road may require a separate grant of planning permission.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. Measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works.

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**OFFICER'S REPORT**

**Site Description:**

The application site consists of a detached bungalow located on a corner plot which fronts onto Rue Du Gouffre to the east and La Rue Des Villets to the south. The property is served by an enclosed garden area to the north of the dwelling, and backs onto an area of agricultural land to the west, demarcated by a drystone wall.

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

**Relevant History:**

| Reference No | Description | Decision | Date |
|---|---|---|---|
| PREA/2026/0523 | Remove boundary earthbank | Pre-application enquiry | 2026 |
| PAPP/1998/0031 | Erect a glasshouse. | Granted | 1998 |
| PAPP/1996/4816 | Extend dwelling | Granted | 1996 |
| PAPP/1995/3253 | Install gate | Granted | 1995 |

**Existing Use(s):**

Residential – dwelling-house and garden to the north of the property.
Agricultural – land to the west of the dwelling.

**Brief Description of Development:**

Planning permission is sought to widen and alter the vehicular access to the south of the site, as well as and installing a gate, hardstanding, altering ground levels, and extending the parking area.

The application was deferred to omit the notation to demolish the drystone wall along the west boundary as it backs onto agricultural land. The drawings also the agricultural land within the application site edged in red.

The agent has agreed to condition-out the notation of the drystone wall, and to include an informative regarding the recognised domestic curtilage of the site.

The applicant has cleared the agricultural land to the west of the dwelling-house, although the clearance of trees does not appear to constitute development and the trees are not protected through a Tree Protection Order or through a planning condition as part of a separate permission.

**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.
IP9 Highway Safety, Accessibility and Capacity.

**Representations:**

The Authority has received representation from one party objecting to the proposal. Grounds for objection principally relate to the following issues:-

- Environmental impact from clearance of vegetation on agricultural land, including trees.

- Loss of biodiversity on the site.
- Additional works proposed are unnecessary, further increase the scale and impact of the development on the surrounding area and represent overdevelopment of the site.

**Consultations:**

None.

**Summary of Issues:**

- Whether the design 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.
- The impact on highway safety 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).**

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 property in question is not a protected building nor situated within a Conservation Area. In less sensitive areas such as this, Policy GP13 indicates that less prescriptive control will be applied thereby allowing property owners greater freedom of choice with regard to private property development. This flexible and proportionate approach underpins the objectives of the Island Development Plan and is further substantiated by Policy GP8 which adopts a supportive position with regarding to design matters in areas that are less sensitive to change.

Policy GP1 (Landscape Character and Open Land) states that proposals will not be supported if they would result in the unacceptable loss of any specific distinctive features that contribute to the landscape character and open land.

Widening the existing vehicular access point from circa 4.5m to 8m is proposed to improve accessibility to/from the site in this isolated location due to the geometry and narrowness of La Rue Des Villets. Consequently, the extent of the existing hedgebank to be removed is acceptable in this instance and would not cause undue harm to the character or appearance of the area particularly when taking into account the problematic access point to the south of the property.

The proposal will not have a detrimental effect on highway safety or traffic management and as the application notes, would improve site access.

All other alterations to the south of the property are acceptable and would not cause significant harm to the character or appearance of the surrounding area.

Neighbour amenity will not be affected.

A condition should be attached to the decision to ensure that access point is made good within a reasonable timeframe in the interests of visual amenity.

Similarly, an informative should be attached to the decision to advise the applicant that any future outbuilding to the south of the property is likely to require planning permission, and that the Authority does not recognise all of the land edged in red on the block plan forming part of the recognised domestic curtilage.

As set out above, the clearance of landscaping on what is understood to be agricultural land to the west of the property does not appear to constitute development. Any works that do require planning permission would need to be considered and assessed as part of a separate application and against the policies in place at that time. It should also be noted that changes within the garden area (removal of landscaping/trees etc) does not represent development requiring permission and these works can have no bearing on the outcome of this application.

Based on the above, the application is considered compliant with the provisions of Policy GP1, GP8, GP13 and IP9 of the Island Development Plan; it is therefore recommended that planning permission be granted, subject to conditions.

**Date:** 21/09/26