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 and 1st floor level to north-west (rear) elevation and erect porch to south-east (front) elevation.

LOCATION: Loloma, Portinfer Road, Vale.

APPLICANT: Mrs M Wilms

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: 15/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Andrew Bryant Scandia Hus Ltd - 382350 PR1 Rev A, PBP1, PLP1 & Material Palette

Application Ref: FULL/2026/1151

Property Ref: C024830000

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 balcony hereby approved, as shown on drawing PR1 Rev. A, being first brought into use, the 1.8m high section of the privacy screen located on the northern edge of the balcony shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

Reason - To protect the amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 14/09/2029 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/2026/1151
Property Ref:	C024830000
Valid date:	21/07/2026
Location:	Loloma Portinfer Road Vale Guernsey GY6 8LL
Proposal:	Extend and alter at ground floor level and 1st floor level to north-west (rear) elevation and erect porch to south-east (front) elevation.
Applicant:	Mrs M Wilms

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site consists of a detached dwelling-house which appears to have been demolished and rebuilt between 2013 and 2016 based on orthophotographs photographs, under planning permission FULL/2014/1157. The property has a bungalow appearance when viewed to the front, although extends over two floors when viewed from the coast path to the west of the house. A flat roof dormer window exists to the rear of the property leading out onto a terrace over, sited above a flat roof ground floor extension.

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

Planning permission is sought to extend and alter the dwelling at ground floor level and first floor level to the north-west (rear) elevation. The proposed first floor extension will be predominately built off the existing ground floor extension, albeit with the width of the ground floor extension being extended to the south, sited immediately adjacent to the existing steps leading up to the terrace.

The proposed first floor extension does not feature first floor windows, although does incorporate an inset balcony. The inset balcony incorporates a 1.8m high obscure glazed screen on the north elevation, approximately 2m in length, which does provide some relief to the other blank first floor extension.

It is also proposed to erect a porch to the south-east (front) elevation. The porch will be approximately 5.3m high x 3.9m wide and features full height glazing. The sides of the porch will be rendered, finished with a natural slate roof.

Relevant History:

Reference No	Description	Decision	Date
FULL/2014/1157	Demolish existing and erect replacement dwelling (revised) - remove chimney and install flue, install airsorce heat pump and alterations to fenestration.	Granted	2014

FULL/2012/1788	Demolish existing and erect replacement dwelling (revised).	Granted	2012

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 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.

To the rear, the proposed extensions at ground, and at first floor level, will increase the bulk and mass of the building which in turn alters the original composition and appearance of the replacement dwelling. However, despite the increase in the mass and bulk of the rear façade, the extension follows the same contemporary flat roof design as the existing first floor extension and therefore successfully achieves a coherent design that reflects the characteristics of the building. Furthermore, the mass and bulk will be broken up by the recessed balcony and together with the full length glazing on the west elevation, both at ground and first floor level, as well as the Juliet balcony on the south elevation, which improves its solid-to-void ratio.

Towards the front of the building, while large, the new porch respects the scale and proportion and composition of the existing building and adds a sense of dynamism and interest to the principal façade, which in turn complements the design and appearance of the dwelling.

Overall, the proposals are subservient and proportionate to the main dwelling and adopt a good standard of design by virtue of scale, form, massing, siting, materials, and appearance of the development proposed. Consequently, the proposals respect the design of the host dwelling and will not have a detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

While it is recognised that the first floor extension will result in additional shadowing and have an effect on the neighbour to the north as a result of its mass and bulk, the degree of this impact is not considered to be significant given that the extension would be sited adjacent to, and parallel to a neighbour's pitched roof outbuilding. Consequently, any additional shadowing and overbearing effect would not have a material impact on the amenities of the neighbouring residents to the north.

In order to protect the amenities of neighbouring residents to the north, it is considered necessary and reasonable to ensure that the proposed obscure glazing to be installed on the northern elevation of the proposed covered balcony within a reasonable timeframe, similar to the existing obscure glazed screen.

While the extension is likely to result in overlooking towards the neighbouring property to the south, this relationship is similar to the existing level of overlooking experience from the dwelling and would therefore not cause serious concern to justify refusal.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 15/09/26