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: Variations to works previously approved to demolish existing dwelling and outbuilding, erect replacement dwelling and associated works - Erect single storey extension to south-east (side) elevation (Revised scheme) (part retrospective).

LOCATION: The Nest, La Rue Des Villets, Forest.

APPLICANT: Mr D Bent

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 05/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Layout Plan, 1012.2a DB

Application Ref: FULL/2026/1168

Property Ref: H003560000

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 on or before 22/01/2029.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/01/2026, issued under planning application reference FULL/2025/1688, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material to be used on the extension hereby approved have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

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

Expiry Date: This permission will cease to have effect on 22/01/2029 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/2026/1168
Property Ref:	H003560000
Valid date:	05/08/2026
Location:	The Nest La Rue Des Villets Forest Guernsey GY8 0HP
Proposal:	Variations to works previously approved to demolish existing dwelling and outbuilding, erect replacement dwelling and associated works - Erect single storey extension to south-east (side) elevation (Revised scheme) (part retrospective).
Applicant:	Mr D Bent

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 on or before 22/01/2029.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/01/2026, issued under planning application reference FULL/2025/1688, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material to be used on the extension hereby approved have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

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

OFFICER'S REPORT

Site Description:

The application site formerly comprised a single storey detached dwellinghouse with adjacent outbuilding located to the south of La Rue des Villets and to the east of Les Villets. Works have however now commenced on demolition of the dwelling and construction of a replacement, in accordance with the permission issued under FULL/2025/1688. Residential properties adjoin the site to the south and east, and across the roads in both directions.

The site is located Outside of the Centres in the Island Development Plan. A protected monument (fountain and wall) is located across the road to the north-west. The nearest protected building and associated features is located over 40m to the west of the application site, on the opposite side of Les Villets. Other protected buildings are located further to the north-west and east of the application site, and cannot be viewed in context with that site.

Relevant History:

FULL/2025/1688 - Demolish existing dwelling and outbuilding, erect replacement dwelling and associated works. Approved 23/01/2026

FULL/2026/0308 Variations to works previously approved to demolish existing dwelling and outbuilding, erect replacement dwelling and associated works - erect 2 storey extension to south-east (side) elevation. Refused 27/03/2026 for the following reason:

> *The proposed extension, by virtue of the proportions and form proposed, would not achieve a good standard of architectural design, and would be contrary to Island Development Plan Policy GP8a) (Design).*

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Permission is sought under this application to vary the works previously approved under FULL/2025/1688 to demolish the existing dwelling and outbuilding and to erect a replacement, proposing to erect a single storey flat roof extension to the south-east (side) elevation of the approved dwelling. The extension would contain a garage and utility.

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

GP5 Protected Buildings
GP6 Protected Monuments
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP6 Transport Infrastructure and Support Facilities
IP7 Private and Communal Car Parking

Representations:

One letter of representation received, raising the following points:

- Overdevelopment of the site – Disproportionate to the plot size and surrounding properties, resulting in an overbearing presence;
- Insufficient amenity space;
- Inadequate parking provision and queries regarding the accessibility of the garage;
- Increased traffic/parking issues in area;
- Effect on character – The scale is not in keeping with surrounding building and may detract from the areas visual character;
- Retrospective – Works have been undertaken which indicate an alternative roof form to the extension.

Consultations:

None undertaken.

Summary of Issues:

Impacts on the character of the area;
Impacts on the amenities associated with the development;
Impact on the amenities associated with surrounding development;

Impacts on road safety and 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).

The demolition of the existing dwelling and erection of a replacement dwelling has previously been accepted under the policy gateway provided by Policy GP13 (Householder Development), and that policy allows for variations to the approved scheme, where all of the criteria of that policy, other relevant Plan policies and the material considerations of the Law are met.

The comments made in the letter of representation (summarised above) are noted, however these comments relate fundamentally to the approved dwelling under construction. This application is for the proposed single storey flat roof garage/utility extension only, and the principle of the replacement dwelling, and the scale and design of that dwelling, cannot be revisited as part of the consideration of this application.

The extension proposed under this application comprises a relatively modest structure, located discretely to the south-east elevation of the approved dwelling, between that dwelling and the 1.5 storey garage building on the adjacent property. Whilst not comprising a high standard of design, the extension takes a simple form that would sit acceptably against the approved dwelling and would not give rise to any significant impacts on the character of the area. Details of the proposed external finish should however be required by condition.

Taking into account the position of the garage on the site and limited scale of the structure, together with the location adjacent to the high blank side wall of the garage on the adjacent property, there would be no additional impacts on the amenities of surrounding properties.

The extension would be located to the side of the approved dwelling and would not encroach into the primary amenity space to be associated with the dwelling. The proposal would result in one parking space additional to the approved provision, however this would be acceptable in terms of on site parking provision. Whilst it is noted that access to the garage would be tight, manoeuvring would be on site and neither that nor the provision of one additional parking space would significantly alter road safety impacts or impacts on the wider road network.

The partial ground floor plan appears to show the relocation of the shed previously shown to provide cycle storage in accordance with Policy IP6 (Transport Infrastructure and Support Facilities). Such relocation would be acceptable.

Implementation of the storage was not however required by planning condition under the previous application and, for the same reasons, would not be necessary under the current application.

The proposed floor space would not add significantly to the floor area of the approved dwelling and the development would have to be constructed in accordance with the approved plans. It is noted that there is potential for the garage space to be altered to a habitable room in the future, and, once the development has been completed, this may not require planning permission. Such a use, in itself, would not however be likely to significantly alter the impacts associated with the development.

The proposed extension is attached to the eastern elevation of the dwelling, which is currently under construction. As both the protected building and the protected monument are located to the west of the site, the extension would be screened from these heritage assets by the dwelling itself. Consequently, the proposal would not adversely affect the setting or special interest of either the protected building or the protected monument.

Confirmation has also been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9a) (Sustainable Development).

It is noted that the application is part-retrospective, as ground works have commenced, and the application has been advertised as such and the relevant fee paid. This does not otherwise affect the consideration of this application. Only the works approved by the Authority can be carried out on site and there is no permission for an extension of an alternative roof form. It will be for the applicant to remedy any unauthorised works which have been undertaken on site.

In light of the above, the application is found to accord with the purpose of the Law, material considerations and relevant planning policies, and approval is recommended.

Date: 29/09/2026