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: Erect single storey carport with solar panels, widen vehicle access, extend parking area and erect fence, gate and air source heat pump to south-west (side) of property. Enlarge dormer windows to north-west (rear) elevation.

LOCATION: Le Rivage, 14 Ocean Drive, Port Soif Lane, Vale.

APPLICANT: Mr & Mrs Still

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: 21/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JGA: 2640 02.01A, 02A & 03.

Application Ref: FULL/2026/1173

Property Ref: C024200014

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. 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 facade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(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 - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 20/09/2029 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/2026/1173
Property Ref:	C024200014
Valid date:	05/08/2026
Location:	Le Rivage 14 Ocean Drive Port Soif Lane Vale Guernsey GY6 8AG
Proposal:	Erect single storey carport with solar panels, widen vehicle access, extend parking area and erect fence, gate and air source heat pump to south-west (side) of property. Enlarge dormer windows to north-west (rear) elevation.
Applicant:	Mr & Mrs Still

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).

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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.

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Reason - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Site Description:

The property known as 'Le Rivage' is a 1990's one and a half storey semi-detached dwelling which is slightly set back from and faces southeast onto Ocean Drive (a clos road servicing 13 dwellings). The adjoining dwelling is to the northeast, the garden and the coast beyond to the northwest and a small side garden and the entrance of the clos road from Port Soif Lane to the southwest. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

A pre-application earlier in the year.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to erect a single storey open car port with solar panels to the southwest elevation, widen vehicular access and extend parking area and erect a fence, gate and air source heat pump (ASHP), finally enlarge the rear dormer windows on the northwest elevation.

Also, to re-build the conservatory as a garden room and add a front porch. Both of these elements are exempt and will not be assessed as part of this application.

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:

There has been one letter of representation received and the issues are:
To be clear, there are no objections to the majority of the proposed alterations. The addition of the porch, the new windows, and heat source pump and the replacement of the conservatory are acceptable and no objections are raised to those.
However, there are two specific elements of the proposal which are opposed: the construction of the camper van car port and the dropping of the kerb.
Loss of visual amenity, green space, and scale
The proposed car port is designed to house a large camper van, requiring a structure of significant height and depth which is not in keeping with the other properties on the clos. This structure will be directly visible from the main living space of my property and due to its scale, it will have a negative visual impact, detrimentally altering the open character of clos looking towards the common land and coast. The property already benefits from a garage and an extensive paved area capable of parking multiple vehicles.
Dropped kerb proposal
The application includes plans to lower the kerb to create a new access point. The legal conveyance states that the estate road, including the pavement/kerb, is jointly owned by all 14 properties on the estate and is therefore not in the sole ownership of the applicant.

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

At present the property has over 70sqm of paved parking in front of the property, which equates to parking for up to 6 cars. The original application proposed adding another 53sqm to the side of the property. However, concerns were raised with the extent of the additional hard surfacing and the application was deferred.

Amended drawings omit the additional extended parking area, apart from under the car port, and the fence which did wrap around the parking area had been altered to now just run along the back of the car port, giving privacy to the rear garden without closing off the front and side garden area.

The enlarging of the existing rear dormer windows is considered to be appropriate and acceptable as the style of the new dormers will complement the rebuilding of the conservatory, creating a holistic approach to the regeneration of this semi-detached dwelling.

The side car port is not considered to impact the character of the area, as it is of lightweight construction and with the fencing behind the car port running along to the boundary in a straight line, the majority of the front/side garden will be retained as is.

The submission documents included a letter from Environmental Health who agreed that the air source heat pump will be within the accepted noise levels for such units. As a result the air source heat pump is unlikely to have a significant adverse effect on the amenities of neighbouring residents.

Overall the proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The alterations will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new alterations are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on either of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

With regards to the ownership of the clos road, all decisions made by the Authority are without prejudice to third party rights, and the Authority is not able to address civil matters such as boundary, third party disputes or other related matters of ownership. Where necessary such cases should be resolved by seeking legal advice.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 17/09/2026