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 1st floor extension, excavation of ground levels and erect retaining wall and external steps to rear (north) elevation, install dormer window and rooflight to front (south) elevation. Erect outbuilding to north-west boundary and remove section of earth-bank to widen vehicle access (east boundary).

LOCATION: Go Wah Cottage, Les Eturs Cottage, Rue Des Eturs, Castel.

APPLICANT: Mr J Le Marchant

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: 02/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Viage - 26035-004F, 005F, 006

Application Ref: FULL/2026/1268

Property Ref: D007240000

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.

Expiry Date: This permission will cease to have effect on 01/11/2029 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/2026/1268
Property Ref:	D007240000
Valid date:	11/09/2026
Location:	Go Wah Cottage Les Eturs Cottage Rue Des Eturs Castel Guernsey GY5 7DT
Proposal:	Erect 1st floor extension, excavation of ground levels and erect retaining wall and external steps to rear (north) elevation, install dormer window and rooflight to front (south) elevation. Erect outbuilding to north-west boundary and remove section of earth-bank to widen vehicle access (east boundary).
Applicant:	Mr J Le Marchant

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.

OFFICER'S REPORT

Brief Description of the site:

Go Wah Cottage/1 Les Eturs Cottage, Rue Des Eturs occupies a corner plot with Les Beaucamps. The one and a half storey property has a granite front façade with pitched roof dormer in the main slate roof. A subservient pitched roof extension is situated to the side/east of the dwelling served by rooflights to the front and rear. A one and a half-storey pitched roof extension exists to the rear of the property along with a flat roof extension to the north and east of that extension. The roadside boundary with Les Beaucamps is marked by a bank and hedge. The vehicular access is situated close to the junction of Rue Des Eturs, in Les Beaucamps.

The site is located Outside of the Centres as designated in the Island Development Plan and the property is a pre-1900 dwelling.

As originally submitted the application proposed the construction of a first floor flat roof extension however, following concerns by the Planning Service the scheme has been amended to a pitched roof first floor extension with flat roof link to the existing roof/first floor accommodation and a flat roof dormer to the rear/northeast elevation.

The scheme also proposes a new rooflight to be provided in the front roofslope of the main cottage.

Within the rear garden area excavation works are proposed to provide a patio area enclosed by a retaining wall and with steps up into the northern part of the garden. A flat roof detached outbuilding is also proposed to be erected, located adjacent to the west site boundary and in place of an existing timber outbuilding/shed. The existing vehicular access onto Les Beaucamps is proposed to be widened from 4m to 5m through the removal of a section of hedge.

Other works shown on the drawings and listed below are considered to represent exempt works that do not require permission and which will not form part of the assessment of this application:

- Front dormer
- Solar panels
- Alterations to fenestration (rear elevation)

Relevant History:

FULL/2016/1034 - Demolish existing extension and erect 1 and 1/2 storey pitched extension to rear and side (north & east) elevation and erect single storey flat roof rear extension – granted

FULL/2016/1480 - Variations to plans previously approved to demolish existing extension and erect 1 and 1/2 storey pitched extension to rear and side (north & east) elevation and erect single storey flat roof rear extension - erect flat roof rear extension to north of dwelling - granted

FULL/2018/0692 - Erect a timber workshop to rear of property – granted

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	x	visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

GP8: Design
GP9: Sustainable Development
GP13: Householder development
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

As amended, the proposed first floor extension represents a good standard of design that respects the local built environment. This and the detached outbuilding accord with the aims of all relevant policies in the Island Development Plan in terms of design, respecting the character of the area and not resulting in unacceptable harm to residential amenity in terms of overshadowing or overlooking. Furthermore, the development will offer more flexible and adaptable accommodation that can respond to the changing needs of occupiers and will provide satisfactory amenity levels for occupiers.

The site is not situated in a Conservation Area and although a section of the boundary hedge would be removed to widen the vehicular access, the remainder of the side boundary hedge would remain intact and will continue to provide an adequate boundary feature. The change to the vehicular access, so close to the crossroad junction will improve access and highway safety having regard to IP9.

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.

In view of the above it is recommended permission is granted.

Recommendation:
Grant with Conditions [x]

Date: 30/10/2026